



# North Meridian Street Corridor

## Section Six Plan



INDIANAPOLIS, INDIANA

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# **North Meridian Street Corridor Section Six Plan**

**Prepared by:**

**DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis - Marion County, Indiana**

**UPP 770**

**November 5, 1986**

**The preparation of this report was financed in part by a  
Community Development Block Grant**

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## **FOREWORD**

Section Six is the locally known sixth geographic sub-area of the North Meridian Street Corridor. It is approximately three miles north of downtown Indianapolis. Its boundaries (30th Street, the alley west of Illinois Street, 40th Street, the east property line of properties east of Pennsylvania Street, and the alley east of Pennsylvania and Talbott Streets) were defined by the organization also named Section Six which represents area institutions, businesses, and residents.

Section Six was established in 1982. The *North Meridian Street Corridor - Section Six Plan* was initiated with the Division of Planning in 1983 because of a common awareness of the need to develop protective measures for the area similar to those in place for areas of the North Meridian Corridor north and south of Section Six.

South of Section Six are the five geographic sub-areas of the lower sections of the North Meridian Corridor (Sections One through Five - Ohio to 30th Streets) identified by the area-based Near North Development Corporation. Near North and the Division prepared the 1982 plan for Sections One through Five (*North Meridian Corridor Development Plan*) and assisted in the 1983 zoning ordinance amendment for the area (to the Regional Center Secondary Zoning Ordinance).

The RC Ordinance is an overlay zoning ordinance which subjects any new use or improvement to the approval of the Metropolitan Development Commission (The MDC has responsibility for the physical development of the City-County and helps direct the work of the Division).

There presently are two RC districts. The original RC district is the Indianapolis Regional Center. (The Regional Center is the area within the originally planned alignment of the Inner Loop Freeway and includes the downtown area, the Indiana Capitol Complex, and the joint downtown campus of Indiana and Purdue Universities. Section One of the lower sections of the North Meridian Corridor also is within the Regional Center.) The RC amendment also includes, for Sections One through Five, prohibitions on certain land uses (inappropriate to the character of the North Meridian Corridor) and requirements for additional development standards.

Meridian Corridor properties north of 40th Street to Westfield Boulevard received special protection by State Statute in 1971 through designation as the Meridian Street Preservation Area. The Act also created and empowered the Meridian Street Preservation Commission to review and approve any petitions for changes in appearance or land use for any properties in its area.

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## FOREWORD

In 1984, Section Six established an Executive Committee to concentrate work on the Plan, a procedure similar to that done for the *North Meridian Corridor Development Plan* for Sections One through Five. The Executive Committee's membership includes representatives of area institutions, residents and neighborhood organizations, businesses, Near North Development Corporation, and other area organizations (such as the Mid-North Council of Churches, the North Meridian Business Group, and the Apartment Consortium).

# MAP 1 AREA DISTRICTS

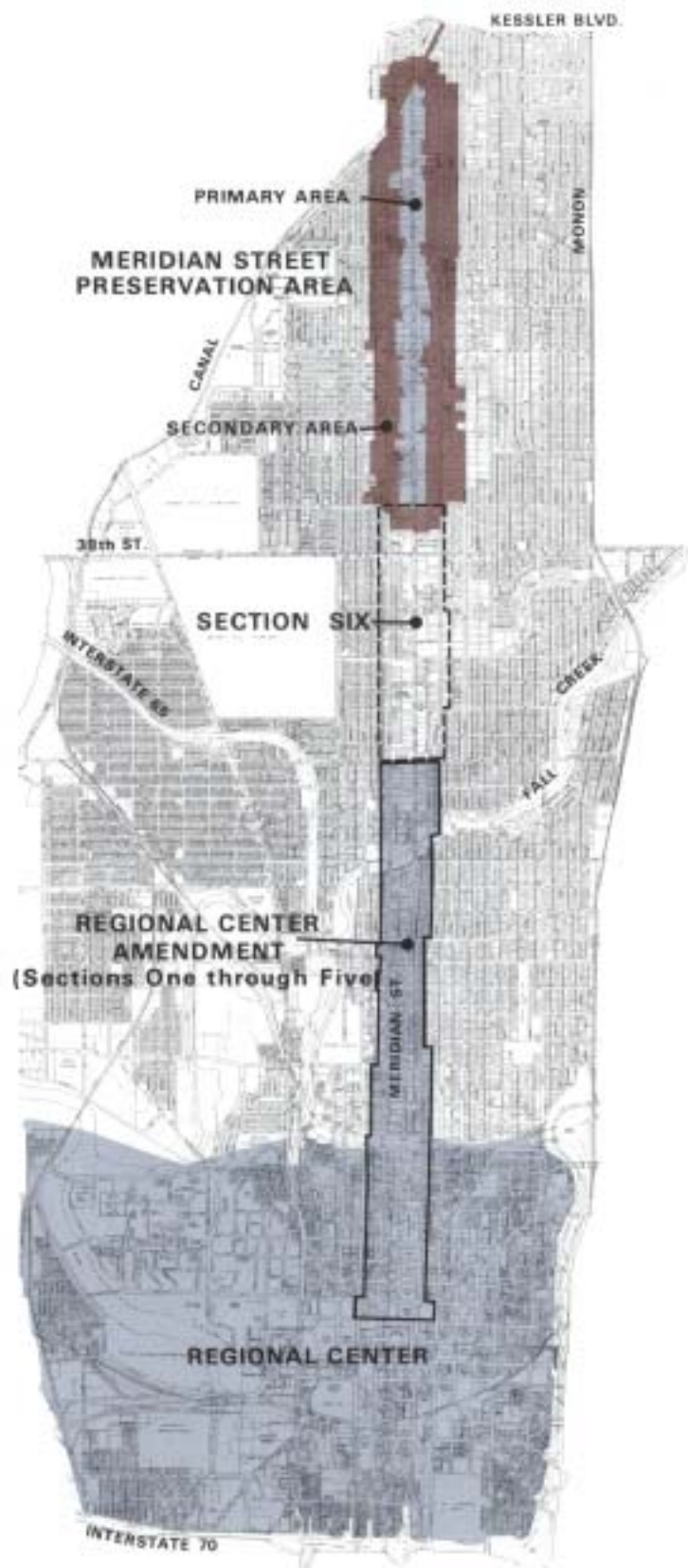
## NORTH MERIDIAN STREET CORRIDOR SECTION SIX PLAN

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

The preparation of this map was financed in part  
by a Community Development Block Grant





## INTRODUCTION

Section Six embodies many of the features of a mid-city corridor - physically, economically, and socially. Certain areas show evidence of continued strength and stability, others are improving, and others are undergoing deterioration. Certain areas exhibit stable land use/development patterns; while others show changes which concern affected property owners and residents.

The area is also very unique, owing to the importance of Meridian, the City's premier north-south street, and home of a large number of City landmarks and many important institutions, businesses, and families. This section of Meridian has its share of these resources. At its southern end is the Children's Museum (the world's largest). Midpoint are Winona Memorial Hospital, Shortridge Junior High School (formerly the City's most noted public high school), and Trinity Episcopal Church/Saint Richard's School (important institutions and landmarks). At the northern end is North United Methodist Church (an important institution and landmark). Interspersed along this stretch of Meridian are a number of architecturally significant, and for the City, very unique apartment buildings.

The Corridor, however, has experienced threats to its stability and to the overall high character of development. Over the past approximately twenty years, a number of area buildings have been constructed, the design or siting of which have been at variance with the Corridor's traditional architectural and developmental character. These buildings are constructed of nontraditional materials or are without the facade fenestration and details typical for the area. Certain building sites also are developed inappropriately; they include parking in front yards, improperly screened parking, or buildings not sited in proper relation with surrounding buildings.

Concerns also have been raised regarding the reuse of vacant parcels and underutilized buildings, particularly those the redevelopment of which could have impact on the character of Meridian, 34th, and 38th Streets; or on particular institutions such as the Children's Museum or Shortridge junior High School.

Those needs: to protect and reinforce the Corridor's many positive attributes, and to monitor and influence new development activity, has led to the preparation of the *North Meridian Street Corridor - Section Six Plan*. This Plan will be an important step in helping to bring to the area a level of protection similar to that for Sections One through Five to the south and the Preservation Area to the north.

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## INTRODUCTION

Section Six is situated within parts of four larger neighborhoods (Butler-Tarkington, Crown Hill, Mapleton-Fall Creek, and Meridian Kessler) for which plans recently have been prepared. The northern area of Section Six also is within a portion area of 38th Street which was the subject of a 1985 planning study (*38th Street Corridor Study, Phase One*, MDC, October, 1985). The recommendations of these plans are incorporated in this study.

The 1980 Census showed Section Six to have a population of 3,998 people, 1,640 or forty-one percent of them white. There were 2,554 housing units, 226 or nine percent of them owner-occupied.

Generally, the Corridor is strongly integrated along Meridian and in its eastern sections. Western areas are largely non-white. There are concentrations of elderly in the apartment complexes north of 38th. Home ownership is relatively higher along the 3500 and 3600 blocks of Illinois and Salem and the lower and northern blocks of Pennsylvania.

The process for completing the *North Meridian Street Corridor - Section Six Plan* consisted of three major tasks:

- Research, analysis, and goal formulation,
- Plan recommendations, and
- Implementation recommendations

Data on area conditions was researched and then analyzed. From review of this information, a set of goal statements was developed. Recommended improvements needed to attain the goals and the resources to be used for implementing the recommendations were then identified. The Plan should be reviewed and amended at regular intervals as the Corridor continues to evolve and as development progresses.

The Plan serves as a guide for development. Actual implementation of recommended projects and programs will depend on continued short and long-term public and private action. In many instances, accomplishments will continue to come from the commitment and effort of area institutions and private investors. Section Six will work for the implementation of the Plan as it carries on with its work for the betterment of the Corridor. It is committed to helping the Corridor realize its full potentials as an area of great historic and continuing importance to Indianapolis.

## MAP 2 AREA NEIGHBORHOODS

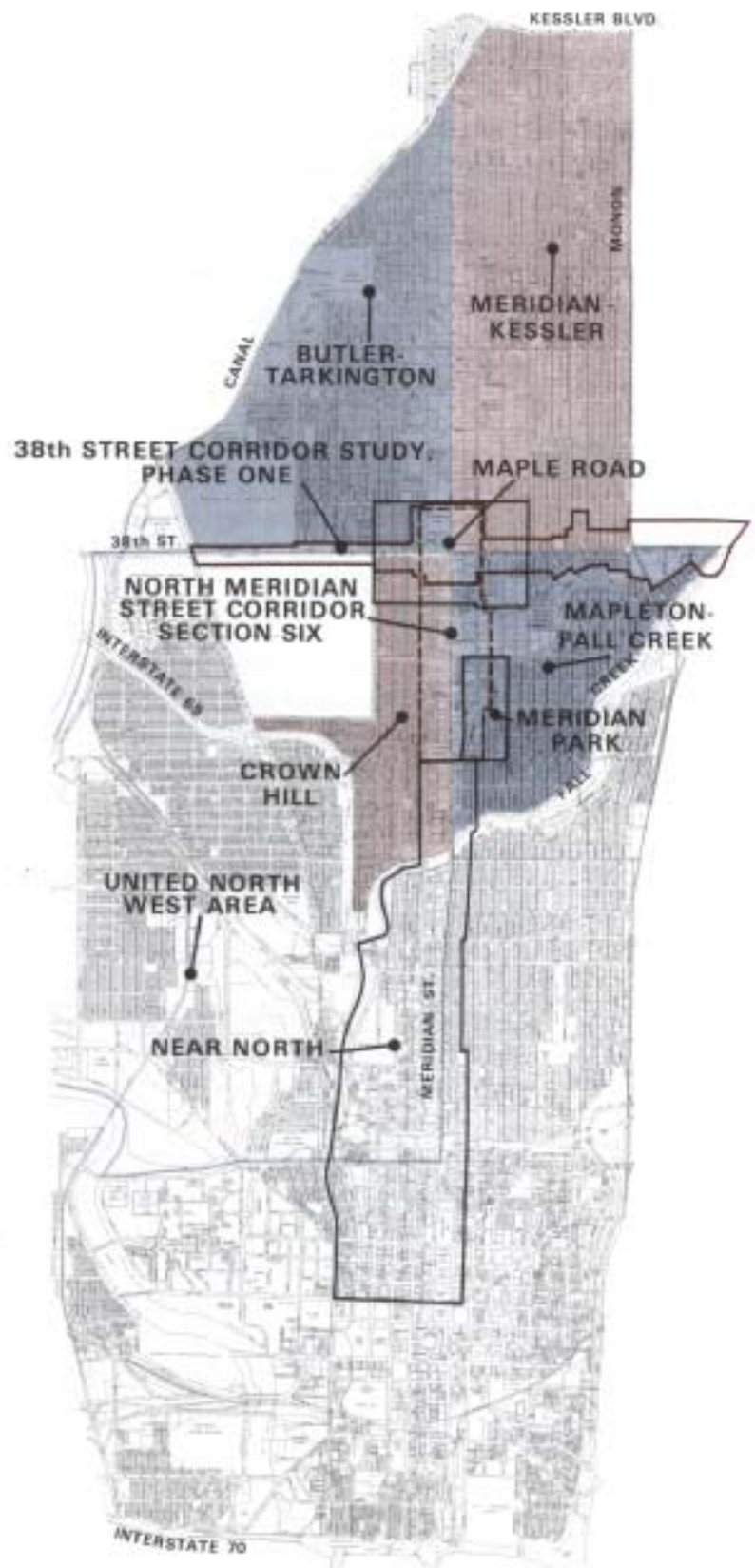
### NORTH MERIDIAN STREET CORRIDOR SECTION SIX PLAN

NOVEMBER, 1988



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## INTRODUCTION

### HISTORICAL BACKGROUND

The historical development of the Corridor is similar to that of many mid-town, north side areas. Until the turn of the century, the area was predominantly agricultural in character. Illinois Street is believed to be the area's oldest street. It existed before 1866 as part of the Indianapolis and Westfield Gravel Road (which ran north in the right-of-way of present-day Illinois Street from the Mile Square downtown to the Central Canal, where it moved northeast along the Canal in the right-of-way of present-day Westfield Boulevard). 34th Street was laid out from Illinois Street to Crown Hill Cemetery in the 1860's or 1870's as a boulevard for funeral processions.

The general natural barrier of Fall Creek, the lack of other improved roads, and the absence of rapid transportation initially served to discourage urban development of any scale. However, over time transportation improvements (bridge construction projects over Fall Creek, streetcar tracks, and improved area roads) were extended north to the area, and development was able to follow.

People could now move into the area. Many were from Indianapolis' finest families from further south on North Meridian Street. North was a logical direction for them to move, away from the pollution and noise of the commercial/industrial center. (Other movement was barred by Fall Creek to the west and existing housing areas and railroad development to the east.)

A number of elegant mansions, rich in architectural detail, were developed along Meridian Street on spacious well-manicured grounds. These came during the period when the automobile was new and very much a symbol of wealth and status--reflecting a new freedom and mobility. Each mansion was designed and sited separate from its neighbors and the street, a unique individual work of art. The Schnull-Rauch residence (3050 North Meridian Street, 1904) and the Alfred M. Glossbrenner Mansion (3202 North Meridian Street, 1910) are examples of homes of this period.

The subdivisions along Pennsylvania Street and other streets in the eastern portion of the Corridor were platted for large lots for the development of substantial homes for the relatively well-to-do of the professional class. Osgood's Meridian Park subdivisions, platted at the turn of the century, are the origin of the name of the Meridian Park potential historic district (bounded by 30th Street, the west property line of lots on the west side of Meridian Street, 34th Street, and Washington Boulevard). Homes in the Pennsylvania Street portion of the area are representative of American Four-Square, Arts and Crafts, Tudor and Colonial Revival architecture. The Tuck-A-Way (1907/1911) at 3128 Pennsylvania Street is a notable area home.

After 1910 the mansions of Meridian Street were augmented by the construction of several premier apartment complexes. These buildings reflected the status and sophistication of their tenants and were of impressive architectural design containing marble, terra-cotta and stone detailing with comfortable settings. The Buckingham Apartments (1911) at 3100 Meridian Street and the Esplanade Apartments (1912) at 3015 Pennsylvania Street are examples of apartment development of this period.

Following World War I, the apartment building trend resumed, and in some cases the apartments supplanted the earlier mansions of the wealthy--who now began moving into newer suburbs to the north. The Balmoral (1920) at 3055 Meridian Street, designed in Classical Revival style; The Commodore (1926) at 3015 Meridian Street; and the Admiral (1929) at 3025 Meridian Street, a striking Art Deco structure, were constructed during this era.

A number of these apartment buildings are in the Meridian Park potential historic district. Several are in another potential, as yet unnamed, district sometimes referred to as the North Meridian Apartment Row (which includes apartment buildings along Meridian and Pennsylvania Streets between 34th and 38th Streets). Examples of buildings in this second potential district are the Hamilton Meridian (1922) at 3777 Meridian Street, the 1 East 36th Street Apartments (1928), and the Llanhurst Apartments (1928) at 3541 Meridian Street.

As the need for additional facilities developed, several significant nonresidential buildings also were constructed. Shortridge Junior High School (1928), formerly high school, at 3401 Meridian Street, constructed from a design by Kopf and Derry with Herbert Foltz as consulting architect, is perhaps the most significant such facility.

After World War II, the apartment building became the principal residential building type. A number of city mansions were demolished to make room for new apartment buildings or for nonresidential uses (such as the Children's Museum which replaced the St. Clair Perry House). Some were converted to new uses (such as the Glossbrenner Mansion which is now an office building at Winona Hospital).

Along Illinois, Salem, and intersecting east-west side streets in the western portion of the Corridor, the predominant housing types constructed were single-family homes and doubles. These buildings were generally wood frame, one or two story, constructed between 1900-1939 on tighter lots. They were more modest than the Pennsylvania Street houses and affordable by those of the middle class interested in suburban living but still dependent on the transit system. Also found in this area are a number of smaller and moderately priced apartment buildings.

Commercial development in the Corridor followed a series of trends. Early retail and service establishments were located at most major street intersections and at streetcar stops to capture both traditional walk-in shopping and the transit trade. Later, auto-oriented

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## INTRODUCTION

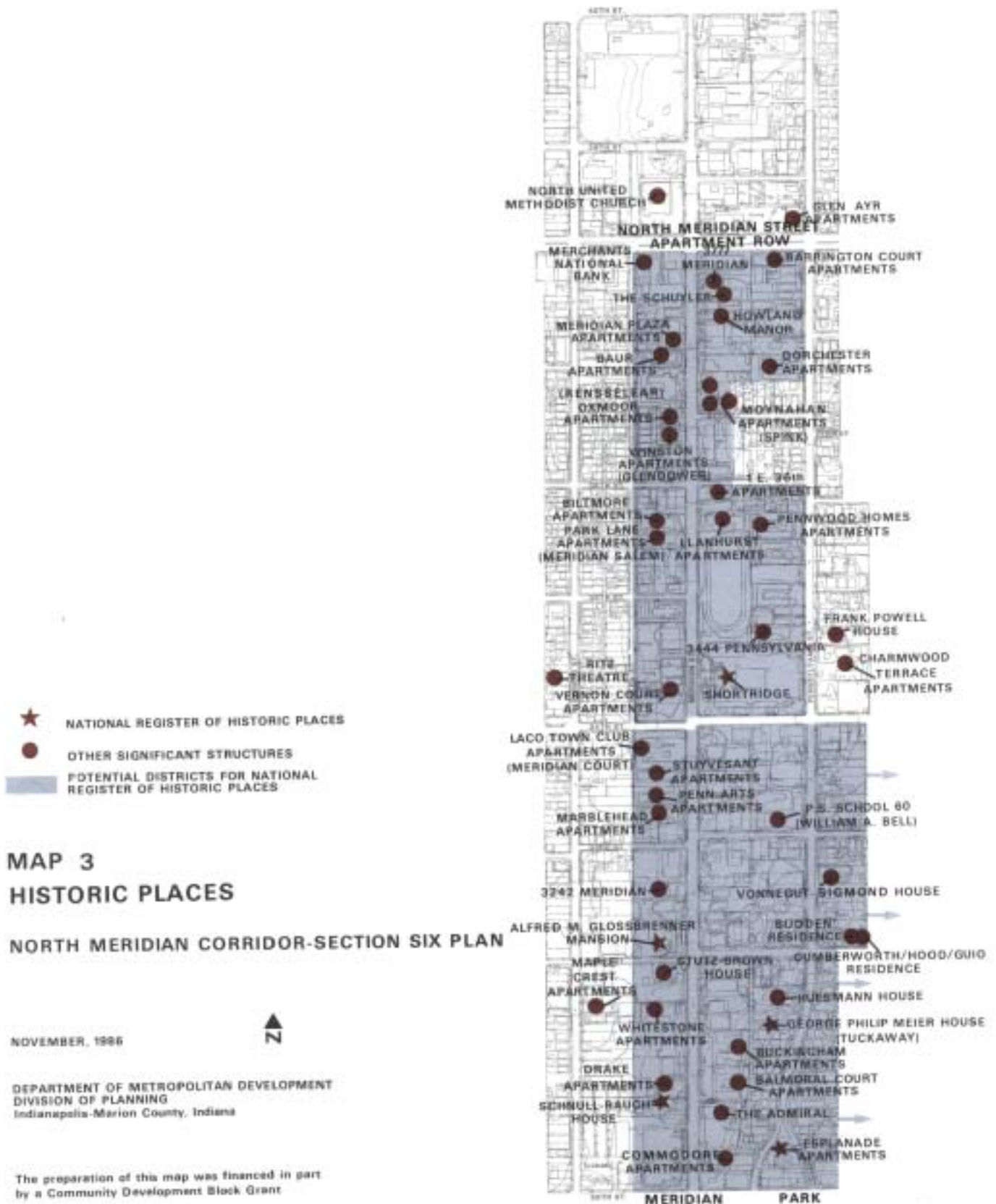
retail and service businesses were located along the major streets. Over time, as area per capita buying power dropped and as general shopping habits changed, area retail and service establishments further changed. Traditional neighborhood commercial was in part replaced by auto-related establishments and, in other instances, by commercial in newer suburban centers.

Office development has continued to replace Meridian Street residential, either by demolition or by reuse of the existing structures. This is most evident on the east side of the 3900 block of Meridian Street, which was entirely rebuilt in the years 1962-1966. A number of residential buildings have been demolished for parking for the primary office uses. Salem Street has a number of parking lots developed for Meridian Street office buildings.

The Corridor continues to change. Institutional growth remains a strong force in the area. Winona Hospital has seen several major construction projects over the past 20 years. The Children's Museum was constructed in 1976. Shortridge has been renovated and reopened as a junior high school.

Residential development also appears to be experiencing a renaissance. A number of area apartment buildings have been rehabilitated or restored. Many people have been restoring their homes in Meridian Park.

Commercial development is being improved as well, both through private investment and public assistance. A number of businesses at the 38th and Illinois shopping center recently have been renovated. The City is participating in this effort through the Community Development Block Grant program with funds to assist in storefront renovation and for sidewalk improvements.



## **EXISTING CONDITIONS**

This chapter describes the area's characteristics related to its existing land use, zoning, transportation, and appearance. These conditions are documented to help provide a clear understanding of the area. The subsequent chapter analyzes the workings and interactions of these conditions to help permit the development of goals for the area and recommendations directed toward area improvements.

### **EXISTING LAND USE**

The Corridor is principally residential in character, but does contain a mix of land use activities along the major streets Meridian, 38th, and Illinois. Land use categories are the following:

- 1.) **Office Buildings** - Offices are located principally along Meridian Street with greatest concentrations in the 3100 to 3300 blocks (adjacent to Winona Hospital), the 3600 block, 3700 block, and 3900 block. Office uses primarily are concentrated in insurance, law, nonprofit organizations, and medical and medical-related, uses traditional to Meridian Street.
- 2.) **Retail and Service Establishments** - The majority of establishments are located at the neighborhood shopping center at 38th and Illinois Streets and along 38th Street (including 38th and Meridian Streets) with minor retail and service concentrations along 30th Street and 34th Street (including 34th and Illinois Streets). The location of these close-in small centers (at intersections of the area's major streets) is a traditional development pattern for areas settled during the trolley/streetcar era.
- 3.) **Low Density Residential** (5 or less dwelling units per acre, principally single-family houses on relatively larger lots) - These are concentrated along Pennsylvania Street south of 33rd Street, near 36th Street, and north of 38th Street.
- 4.) **Medium Density Residential** (5-15 dwelling units per acre, including single-family houses on smaller lots, doubles, and certain low-rise multi-family apartment complexes with generous open areas) - These are found primarily on Illinois and Salem Streets and scattered along Pennsylvania and other eastern area streets.
- 5.) **High Density Residential** (15 or more dwelling units per acres, characteristically apartment development from low-rise to high-rise) - Apartments are located throughout the Corridor with major concentrations along Meridian Street and smaller concentrations along Pennsylvania Street near 30th and between 34th and 38th Streets.



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## EXISTING CONDITIONS

6.) Institutional Uses - Community facilities are primarily located along Meridian Street, being the following:

- Children's Museum, 3000 Meridian Street
- Winona Hospital, 3232 Meridian Street
- Trinity Episcopal Church/St. Richard's School, 3243 Meridian Street
- Shortridge Junior High School, 3401 Meridian Street
- North United Methodist Church, 3808 Meridian Street
- Dr. Martin Luther King, Jr. Multi-Service Center, 3909 Meridian Street.

Public School 60 and the Mapleton-Fall Creek School are in the 3300 block of Pennsylvania Street.

A number of social service organizations have their offices in the Corridor including the Junior League of Indianapolis (3050 Meridian Street), Common Sense (3361 Pennsylvania Street), and the Indianapolis NAACP (111 E. 34th Street).

There are also a number of important community facilities immediately adjacent to the Corridor (including the Third Church of Christ Scientist at 34th Street and Washington Boulevard and Tabernacle Presbyterian Church at 34th Street and Central Avenue). There are also significant area community facilities close-by the Corridor. The Mapleton Post Office is five blocks west of Meridian Street at 3410 Graceland Avenue. Fire Station 14 is at 30th and Kenwood and Fire Station 28 at 38th and Ruckle. Public School 43 is at Kenwood Avenue and 40th Street.

- 7.) Parks and Recreation - Tarkington Park, a neighborhood park at 39th and Illinois Streets is the one public park in the Corridor. It is presently being redeveloped through a \$160,000 Community Development Block Grant with improvements to picnic facilities, playground, sitting areas, and ball courts and fields. The project will be completed in 1987. Fall Creek Park and Fall Creek to the south of the Corridor are undergoing continuing redevelopment as natural open space.
- 8.) Industrial Development - This is limited to one existing establishment on the east side of Illinois Street, south of 38th Street.
- 9.) Parking - Surface parking lots are the most common type of parking. There are major parking structures for Winona Hospital, the 3737 office building, and the Forum Building; a number of ramps at office buildings, and a number of separate garage buildings and underground garages at area apartment complexes.
- 10.) Vacant - Vacant buildings and lots are scattered throughout the area, but the greatest concentrations are in the 3300 and 3400 blocks of Illinois and Meridian Streets.



**MAP 4**  
**EXISTING LAND USE**  
**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
 DIVISION OF PLANNING  
 Indianapolis-Marion County, Indiana

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## **EXISTING CONDITIONS**

### **EXISTING ZONING**

The Corridor is predominantly under residential zoning (approximately 70 percent of Meridian Street frontage properties south of 38th Street is zoned residential), but does contain a number of well-established, non-residential uses in areas zoned residential. There are twelve different existing zoning classifications in the Corridor:

#### **Dwelling Districts:**

- D5, Dwelling District Five: Permits single-family on minimum 5,000 sq. ft. lot, doubles permitted on minimum 9,000 sq. ft. corner lot.
- D8, Dwelling District Eight: Permits single-family, doubles and low-rise multi-family housing.
- D9, Dwelling District Nine: Permits low-rise to high-rise multi-family housing.

#### **Commercial Districts:**

- C1, Office Buffer District: Permits offices.
- C2, Office/Apartment District: Permits offices and multi-family housing.
- C3, Neighborhood Commercial District: Permits a range of indoor retail and service uses for a neighborhood.
- C4, Community-Regional Commercial District: Permits major business groupings, community, and regional shopping centers.
- CS, Commercial Special District: Permits a combination of uses, commercial and non-commercial, in a planned complex.

#### **Other Districts:**

- SU1, Special Use One: Permits churches.
- HD1, Hospital District One: Permits and facilitates the development, expansion, and modernization of a hospital complex.
- HD2, Hospital District Two: Permits and facilitates the association of uses in close proximity to a hospital.
- PK1, Park District One: Permits public park land.

Pennsylvania Street south of 34th Street and north of 38th Street is primarily D5. The majority of Illinois Street and Salem Street residential is zoned D8. Meridian Street and Pennsylvania Street apartment buildings are predominantly D9, however, in the D9 area of Pennsylvania Street are located a number of single-family and two family houses.

Commercial office zoning (C1) is scattered along Meridian Street and Pennsylvania Street. The Summit House is the one area property zoned C2. There are C3 and C4 retail/service districts at 30th and Illinois, 34th and Illinois, 38th and Illinois, and 38th and Meridian Streets. The Children's Museum is zoned CS which permits a variety of commercial uses.

North United Methodist at 3808 Meridian Street is the only church property in the Corridor zoned SU1. Winona Hospital's complex is zoned HD1 and HD2. A number of adjacent areas related to Winona are also zoned HD2. Tarkington Park is zoned PK1.

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## EXISTING CONDITIONS

The North Meridian Street Corridor, south of 30th Street, has additional zoning protection provided through the Regional Center Secondary District (City-County General Ordinance No. 13, MDC Docket Number: 82-AO-3) which overlays the corridor's primary zoning districts. This protection prohibits certain inappropriate uses (e.g., Class 1 Regulated Uses including amusement arcades, massage parlors, and adult bookstores; pawnshops, loan shops, and variety shops; gas stations on Meridian Street frontage lots; and indoor commercial amusement facilities on Meridian Street frontage lots except as part of an integrated center) and sets forth development standards in addition to those typical of the primary districts. These additional standards restrict the use of required front yards (no parking is permitted), landscaping (e.g., chain link fence may not be used in required front yards), and signs (pole and ground signs shall not exceed 36 square feet per sign face; projecting signs shall not exceed 18 square feet).

The State statute for the Meridian Street Preservation Area is similar to the RC Ordinance in its intent to provide use and appearance protection beyond that afforded by the primary zoning ordinances.

- DWELLING DISTRICTS**  
 D5 Single-Family, Doubles on Corner Lot  
 D8 Single-Family, Doubles, and Low-Rise Multi-Family  
 D9 Low-Rise to High-Rise Multi-Family  
**COMMERCIAL DISTRICTS**  
 C1 Office  
 C2 Office/Apartment  
 C3 Neighborhood Commercial  
 C4 Community-Regional Commercial  
 C5 Commercial Special  
**OTHER DISTRICTS**  
 SU1 Church  
 HD1 Hospital District One  
 HD2 Hospital District Two  
 PK1 Park

## MAP 5 EXISTING ZONING

### NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
 DIVISION OF PLANNING  
 Indianapolis-Marion County, Indiana

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## EXISTING CONDITIONS

### TRANSPORTATION

The Corridor's existing major street system consists of primary arterials (the primary surface streets which can carry larger traffic volumes over longer distances within the Metropolitan area), secondary arterials (important streets in the street network which carry slightly less heavy traffic volumes over shorter distances), and collector streets (streets which link the small local streets, such as residential streets, to the arterial streets and streets which carry traffic within subareas.) The *Official Thoroughfare Plan* (Metropolitan Development Commission, March 7, 1983) identifies the streets and street improvements needed to provide for an adequate major street system.

#### MAJOR STREETS

Table 1





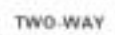
	Existing Classification	Proposed Classification
Meridian Street	Primary Arterial	Primary Arterial
38th Street	Primary Arterial	Primary Arterial
30th Street	Secondary Arterial	Primary Arterial
Illinois Street		
(30th - 38th)	Secondary Arterial	Primary Arterial
(38th - 40th)	Secondary Arterial	Secondary Arterial
34th Street	Collector Street	Secondary Arterial
Pennsylvania/Talbott	Collector Street	Collector Street

As would be anticipated, the area's streets carry significant traffic volumes. Rush hour traffic volumes are high due to the area's location between the downtown and northern suburbs. Traffic remains high throughout the day because of the many trip ends to area businesses and institutions.

Bus, jitney and taxi service is available throughout the area. It is particularly good on Meridian Street and 38th Street, these being major bus routes.

Interstate 65 is one-half mile to the west of Meridian Street via interchange with the 29th and 30th Street one-way pair.



-  PRIMARY ARTERIAL
-  SECONDARY ARTERIAL
-  COLLECTOR STREET
- 12,345 AVERAGE DAILY TRAFFIC
-  TWO-WAY  ONE-WAY

## MAP 6 EXISTING STREET SYSTEM

### NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

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## EXISTING CONDITIONS

### APPEARANCE

The Corridor imparts a positive physical impression. Meridian Street is of course the most significant and identifiable street with numerous architecturally and historically important buildings and several major institutions. Pennsylvania Street also has a positive image because of its strong and varied single-family and apartment districts.

34th Street, 38th Street, and Illinois Street are important area streets because of the amount of traffic they carry and because they serve as connectors to other area destinations. 38th Street acts as a strong boundary to area districts.

As described in the "Historical Background" section, much of Meridian Street's appearance is due to the abundance of high quality, readily identifiable historic landmarks and their well-designed, generous grounds. Equally important are the street's major institutions, well-known throughout the City: Children's Museum, Winona Hospital and Shortridge.

High-rise apartment buildings, some also historically significant, scattered along Meridian Street also help the street's image. A number of other area institutions (Trinity/St. Richard's, Dr. M.L. King, Jr. Center, and North United Methodist) and office buildings are important to many.

There are numerous attractive views along Meridian Street and Pennsylvania Street to these specific landmarks. There are also fine long distance views along 34th Street, 38th Street, and Illinois Street although these views are tempered by certain deteriorated conditions or conditions inappropriate to area characteristics. Illinois Street south of 35th Street, for example, has suffered greatly, as its function has changed from residential to commercial/institutional support.

The area can be subdivided into a number of identifiable districts. Preeminent among these are the apartment and office districts along Meridian Street, Winona Hospital and its related areas, the apartment area on Pennsylvania Street north of 34th Street, the single-family districts on Pennsylvania Street; the commercial areas at 34th and Illinois Streets, 38th and Illinois Streets, and 38th and Meridian Streets; and the residential areas in the 3500 and 3600 blocks of Illinois Street and Salem Street.

- LOW DENSITY RESIDENTIAL AREA
- MEDIUM AND HIGH DENSITY RESIDENTIAL
- OFFICE
- RETAIL/SERVICE
- INSTITUTIONAL
- PARKS AND RECREATION (MAJOR OPEN SPACE)
- ★ LANDMARK BUILDING
- MAJOR ACTIVITY AREA
- MINOR ACTIVITY AREA
- GATEWAY
- IMPORTANT CITY STREET
- HIGH TRAFFIC STREET
- IMPORTANT NEIGHBORHOOD STREET

## MAP 7

### PHYSICAL IMAGE

#### NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

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## ASSETS AND LIABILITIES/GOALS

### ASSETS AND LIABILITIES

The following assets and liabilities were identified after an analysis of the existing conditions. Review of this listing then permitted development of the goal statements which follow.

#### Commercial

##### Assets:

- 1.) There are a number of well-established and respected businesses in the Corridor including those in finance and insurance and the medical and legal professions providing services to local and metropolitan area residents.
- 2.) A wide range of goods and services is available at the 38th and Illinois shopping district, along 38th Street, and at centers in close proximity to the Corridor.
- 3.) 38th Street, Illinois Street, and Meridian Street provide for high visibility and traffic volumes.
- 4.) The Corridor's location between downtown and prosperous north side neighborhoods is significant.
- 5.) There are well-organized business and resident groups which provide a forum to identify and discuss community problems and interests and to support community projects.
- 6.) A well-organized merchants group at the 38th and Illinois shopping district supports improvements to that area.
- 7.) The area possesses a number of historically significant commercial buildings.

##### Liabilities:

- 1.) Neighborhood oriented commercial establishments are suffering from deteriorated conditions, particularly at 34th and Illinois Streets.
- 2.) A number of residential properties along Illinois Street south of 34th Street have been converted to parking lots for Meridian Street establishments. This has been accomplished to the detriment of remaining residents.
- 3.) Some parking lots are inappropriately located, particularly those lots on Meridian and Pennsylvania Streets which are located in front yards or on corner lots.

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## **ASSETS AND LIABILITIES/GOALS**

- 4.) A number of parking lots have inadequate landscaping and chain link/barbed wire fences.
- 5.) There is congestion on 38th Street and some difficulty for recirculation which helps to discourage business customers.
- 6.) The proper reuse of vacant properties, including particularly those at the northwest corner of 34th and Meridian Streets, is a major concern. The reuse of the 34th and Meridian Streets corner will likely be reviewed in relation to the project's impact on the overall image of Meridian Street and to the adjacent Shortridge Junior High School.
- 7.) Certain areas have inadequate parking supply, particularly Pennsylvania Street between 34th and 38th Streets.

### **Residential**

#### **Assets:**

- 1.) The vast majority of housing is in standard condition or suffering only from minor deterioration.
- 2.) There is a wide availability of housing types available in the Corridor, from small to large single-family homes and doubles and from low-rise to high-rise apartments, to provide for a variety of life-styles and income levels.
- 3.) Portions of the corridor appear eligible for National Register of Historic Places designation with potential for increased reinvestment and enhanced image within the City.
- 4.) There are well-organized residential block clubs which provide a forum to identify and discuss community problems and interests with support to community projects. These groups also support and promote Crime Watch programs.
- 5.) Apartment buildings are generally well maintained.

#### **Liabilities:**

- 1.) Certain areas have a relatively high crime rate.
- 2.) There is a general perception that some housing stock along North Illinois Street is suffering from deterioration due to owners' lower incomes, the general age of structures, encroachment by Meridian Street institutions and commercial establishments, and the lack of paint-up/fix-up funds.

- 3.) There are general environmental problems scattered throughout the area including inadequate screening of certain disruptive activities, inappropriate fencing, and deteriorated sidewalks and curbs.
- 4.) Off-street parking for a number of apartment buildings is inadequate, particularly along Pennsylvania Street between 34th and 38th Streets.

### **Institutional**

#### **Assets:**

- 1.) The Children's Museum is a major city institution with programs also available to area youth.
- 2.) Winona Memorial Hospital is a major midtown area medical facility.
- 3.) St. Richard's School and Trinity Episcopal Church are important institutions.
- 4.) P.S. 60 and the Mapleton-Fall Creek School are the area's public grade schools.
- 5.) Shortridge Junior High School is an important city school.
- 6.) North United Methodist Church provides a number of important services to area residents and facilities for nonprofit groups.
- 7.) Dr. Martin Luther King, Jr. Multi-Service Center provides important services for area residents.
- 8.) The Mapleton Post Office is adjacent to the area.
- 9.) Fire Stations 14 and 28 are adjacent to the area.

#### **Liabilities:**

- 1.) Mapleton Post Office's relocation is being studied by the United States Postal Service.
- 2.) Expansion projects by area institutions have displaced residential development.
- 3.) The future of P.S. 60 is uncertain.

---

## **ASSETS AND LIABILITIES/GOALS**

### **Parks and Recreation**

#### **Assets:**

- 1.) Tarkington Park and nearby Fall Creek are being renewed.
- 2.) Shortridge, P.S. 60, and Mapleton-Fall Creek School have good recreational facilities.

#### **Liabilities:**

- 1.) Important streets, such as Meridian Street, have not been given any special design and landscape treatment.
- 2.) The future of P.S. 60 is uncertain.
- 3.) There are no parks for small children south of 38th Street.

### **Transportation**

#### **Assets:**

- 1.) A good thoroughfare system provides quick and convenient access to and from other sections of the City.
- 2.) The Corridor is easily accessible from Interstate 65.
- 3.) Meridian Street is one of the most important streets in the City.
- 4.) The area is well served by bus routes.
- 5.) There are a number of abandoned curb cuts on Meridian Street which have been closed.

#### **Liabilities:**

- 1.) Heavy rush hour traffic volumes move through the area.
- 2.) Scattered sidewalks and curbs are deteriorated.
- 3.) Many businesses and apartment buildings lack adequate off-street parking.
- 4.) On-street parking interferes with views to many Meridian and Pennsylvania Street buildings and creates safety problems at a number of intersections of east-west side streets and drives with Meridian and Pennsylvania Streets.

**ASSETS**

\*\*\*\*\* LOW DENSITY RESIDENTIAL

APARTMENT

OFFICE

STABLE RETAIL / SERVICE

INSTITUTIONAL

PARKS AND RECREATION

----- POTENTIAL HISTORIC DISTRICT

NR NATIONAL REGISTER OF HISTORIC PLACES

**LIABILITIES**

DETERIORATED BUILDINGS, ISOLATED RESIDENTIAL  
OR INCOMPATIBLE BUILDINGS OR USE  
PARKING LOT AS INTRUSION INTO RESIDENTIAL AREA  
UNDERUSED PARKING OR LAND, OR VACANT LAND

----- LAND USE IN TRANSITION

● CORNER LOT PARKING ON MERIDIAN STREET

★ FRONT YARD PARKING ON MERIDIAN STREET

▲ MISALIGNED INTERSECTION

**MAP 8**

**ASSETS AND LIABILITIES**

**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

The preparation of this map was financed in part  
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## **ASSETS AND LIABILITIES/GOALS**

### **Appearance**

#### **Assets:**

- 1.) Area landmarks provide examples of high quality design and site development.
- 2.) Office developments, particularly those headquarters offices, are of high quality design and site development.
- 3.) Historically significant buildings assist the area's positive image.
- 4.) The vast majority of developers and property owners have constructed small, subdued building signs.

#### **Liabilities:**

- 1.) Billboards are found on Illinois and 34th Streets. They are not appropriate for the Corridor.
- 2.) Scattered pole signs and projecting signs are not appropriate for the Corridor.
- 3.) Scattered deteriorated buildings give a negative image to the area.
- 4.) Vacant lots on Illinois and Meridian Streets also give the area a negative image.
- 5.) Over the past approximately twenty years, a number of inappropriately designed and sited buildings have been constructed in the Corridor.
- 6.) Front yard parking lots on Meridian Street detract from its positive image.
- 7.) A number of parking lots lack proper landscaping.
- 8.) Chain link and barbed wire fences impart a negative image.



## **GOALS**

The following goals set the desired general direction for development of the Corridor.

### **Commercial Goal:**

To increase the vitality of the Corridor's commercial areas (retail/service and office) by working with the public and private sectors to provide adequate incentives and guidelines for the establishment, maintenance, and improvement of commercial businesses, both in renovation and new construction.

### **Residential Goal:**

To maintain and enhance the Corridor's existing quality housing stock in neighborhoods in which the Corridor is located, with attention to both the neighborhoods' historic character and proper use.

### **Institutional Goal:**

To integrate community facilities' expansion into the overall Corridor development by monitoring development plans and cooperating with area institutions on elements of land use and design.

### **Parks and Recreation Goal:**

To improve park facilities to benefit Corridor residents and specific institutions.

### **Transportation Goal:**

To maintain the existing overall transportation system and to enhance intra-area movement to better serve and complement the area's character.

### **Appearance Goal:**

To develop a more unified image for the area as an residential/institutional/commercial Corridor.

## **RECOMMENDATIONS**

The recommendations are directed to accomplishing the goals: to addressing the area's problems and protecting and reinforcing its important resources. The recommendations which follow are presented by the major activity components. Following those recommendations are the recommendations of the Illustrative Plan. The Illustrative Plan presents in further detail the possible physical implications of the recommendations, including the potentials that can be realized for protecting and enhancing the area's unique character by applying the proposed "Standards for Development" (also see pages 34 and 51) and how many of the recommendations can be interrelated and interconnected.

### **Commercial**

- 1.) Request that the Metropolitan Development Commission and City-County Council consider designating the Corridor as a Regional Center Secondary Zoning District to support the construction of appropriately designed new buildings and building additions (relative to building scale and mass, siting, facade treatment, general site development, landscaping, parking, signs, and fencing).
- 2.) Encourage Section Six to undertake a program to encourage existing property owners voluntary compliance with the proposed "Standards for Development".
- 3.) Encourage commercial property owners to investigate methods to reduce parking space needs through programs such as shared parking, small car parking spaces, and ridesharing.
- 4.) Encourage commercial property owners to construct parking garages to increase land available for uses other than parking, especially in the long-term.
- 5.) Promote the development of the northwest corner of 34th and Meridian Streets for a quality office/apartment complex as a means to bolster the image of this important intersection.
- 6.) Support the proposals of the *38th Street Corridor Study, Phase One* for improvements to the 38th and Illinois shopping district and for 38th Street, including appropriate building renovation, infill development, and expanded parking areas.
- 7.) Support the Crime Watch Program for commercial properties.
- 8.) Support National Register of Historic Places designation for Meridian Park.
- 9.) Support the use of Community Development Block Grant funds to fund area landscaping improvements.
- 10.) Support the development of a viable commercial district at 34th and Illinois Streets.

---

## **RECOMMENDATIONS**

### **Residential**

- 1.) Support National Register of Historic Places designation for Meridian Park.
- 2.) Support a National Register Thematic District designation for area apartment buildings.
- 3.) Preserve and enhance Meridian Park as a residential neighborhood.
- 4.) Preserve, stabilize, and enhance the Salem residential area and the Illinois residential area north of 34th Street through measures such as appropriate rezonings and improvement programs including paint-up/fix-up and housing revolving funds.
- 5.) Support the return, in the long-term, of Illinois Street west side properties between 30th and 33rd Streets to residential use.
- 6.) Promote the development of new housing northeast of the intersections of 34th and Illinois and 37th and Illinois and housing incorporated with office development northwest of the intersection of 34th and Meridian Street.
- 7.) Reconvert commercially used residential structures, especially along Illinois Street.

### **Institutional**

- 1.) Support the growth and expansion needs of area institutions such as the Children's Museum and St. Richard's, promoting development compatible with adjacent residential.
- 2.) Promote long-term garage development at the Children's Museum and Winona Hospital.
- 3.) Support the use of historically significant structures.
- 4.) Support the retention in the area of the Mapleton Post Office as an important area facility.
- 5.) Support the continued active community service roles of area institutions such as Dr. Martin L. King, Jr. Center, North United Methodist Church, and Trinity Episcopal Church.



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## **RECOMMENDATIONS**

### **Parks and Recreation**

- 1.) Promote the public/private development of a sub-neighborhood park north of 37th on Salem Street in concert with proposed housing development in the 3700 block of Illinois Street.
- 2.) Undertake a tree planting program with priority to Meridian, Pennsylvania, 34th, and 38th Streets.
- 3.) Undertake landscape improvements compatible with the area's historic character (see "Illustrative Plan").
- 4.) Support the Tarkington Park Master Plan.

### **Transportation**

- 1.) Maintain the present levels-of-service of area streets.
- 2.) Upgrade streets, curbs, and sidewalks with particular attention to Meridian, Pennsylvania, 34th, and 38th Streets.
- 3.) Request Department of Transportation studies of on-street parking on Pennsylvania Street north of 34th Street.
- 4.) Improve 34th Street's alignment at its intersections with Illinois and Meridian Streets.



The preparation of this map was financed in part by a Community Development Block Grant.



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## RECOMMENDATIONS

### Appearance

- 1.) Request that the Metropolitan Development Commission and City-County Council consider designating the corridor as a Regional Center Secondary District incorporating development standards for both residential and non-residential properties, including building treatment, siting, signs, and parking standards.
- 2.) Encourage Section Six to undertake a program to encourage voluntary compliance with the "Standards for Development".
- 3.) Encourage Section Six to establish a design review committee, with representation including area residents, businesses, and institutions, to review and comment on any zoning, variance, or approval petitions.
- 4.) Institute a street tree and front yard landscaping program along north-south streets and 30th, 34th, and 38th Streets.

### ILLUSTRATIVE PLAN

The Illustrative Plan delineates in greater detail the character that area development should possess. Within this framework, the Illustrative Plan is focused on describing:

- Existing development improved consistent with the "Standards for Development",
- Potential improvement projects developed in character with existing development, and consistent with the "Standards for Development",
- Potential sites for new development, and
- Urban design recommendations, to show potential improvements for larger areas of the Corridor (such as a street tree program for Meridian Street).

The "Standards for Development" (see page 51) were applied to existing non-residential land uses, selected existing residential land uses (principally apartment buildings), and to recommended new development projects to show design and siting considerations that should be given to these developments.

The Appearance recommendation to institute a street tree and front yard landscaping program is detailed on the plan. Other design potentials also are detailed where applicable.

**MAP 11  
SUB-AREAS**

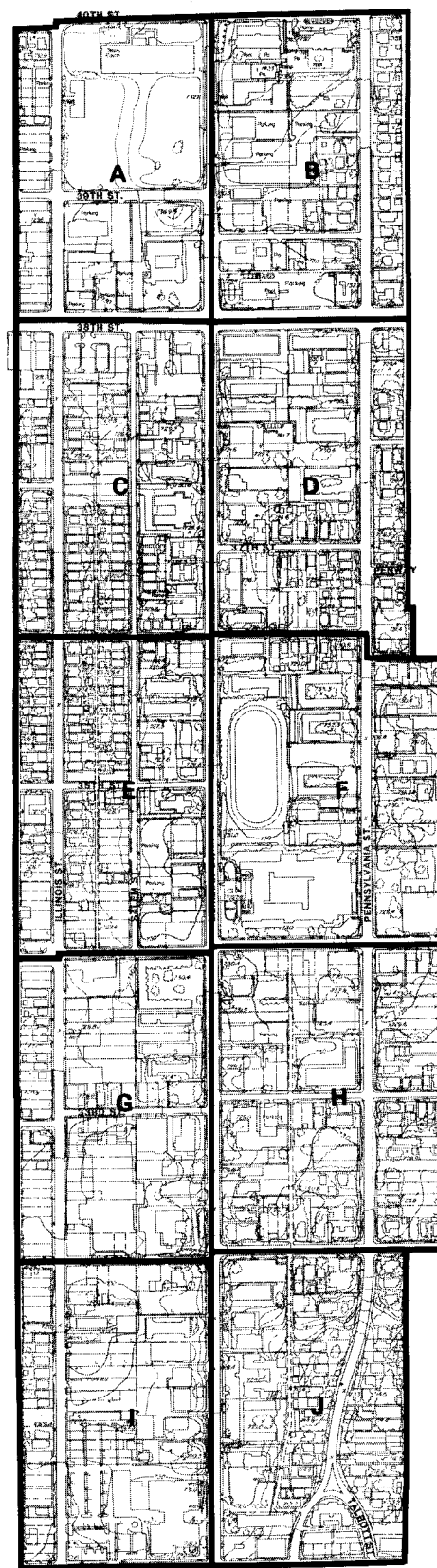
**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
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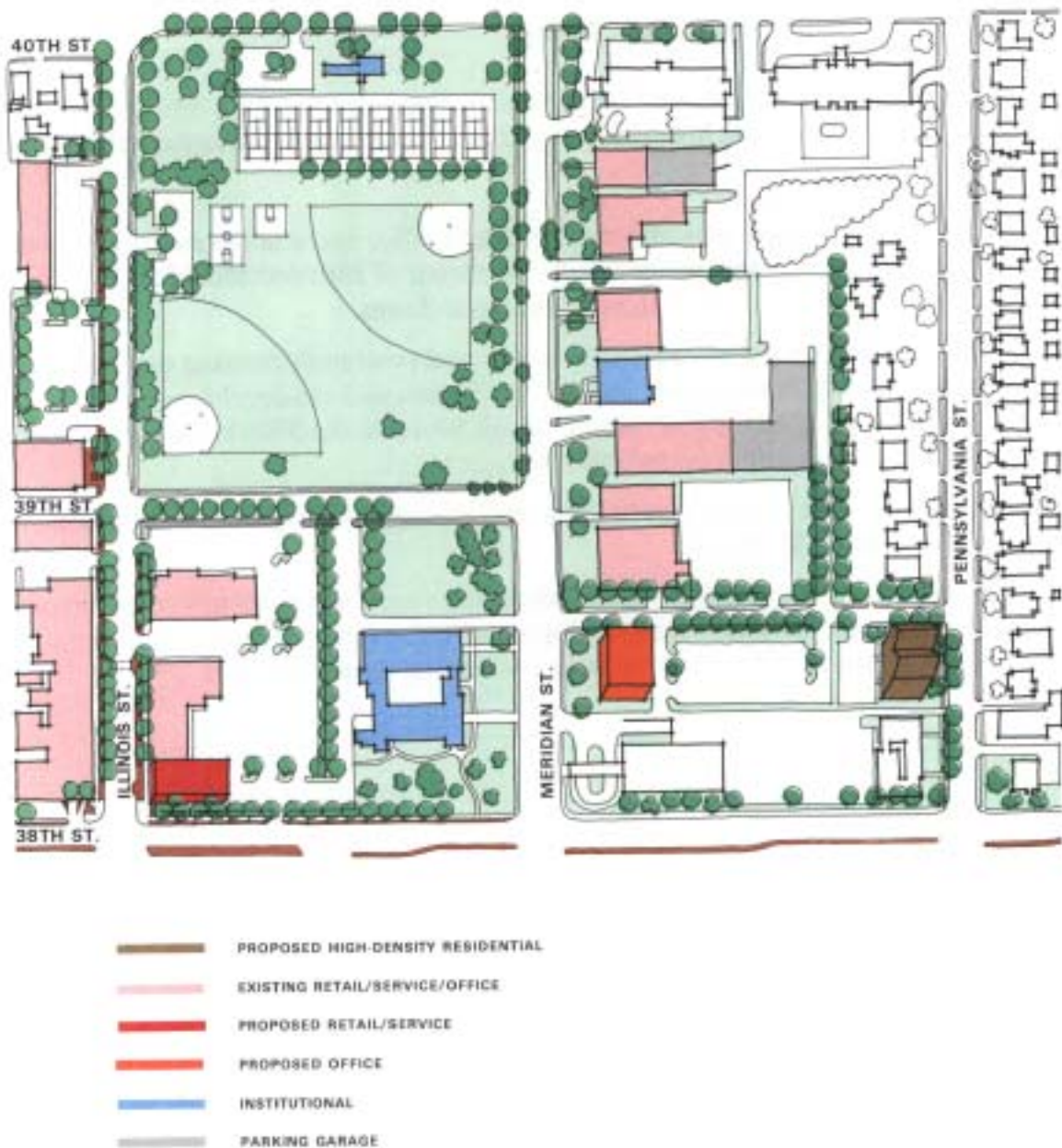
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## RECOMMENDATIONS

### Sub-Areas A and B (38th Street to 40th Street)

The most notable features in these two areas are Tarkington park, the 38th and Illinois Streets shopping district, North United Methodist Church, and the Summit House. The Meridian Street Preservation Area primary area begins at 40th Street. Recommendations for these areas are directed to maintenance and enhancement of these resources.

- 1.) Support the implementation of the Tarkington Park Master Plan.
- 2.) Enhance the 38th and Illinois Streets shopping district through continued storefront renovations, improved signs, sidewalk improvements, street tree planting, expanded and reorganized parking, selected building demolition, and new building construction.
- 3.) Support building construction at 39th and Meridian Streets (offices) and 39th and Pennsylvania Streets (apartments).
- 4.) Institute a street tree and front yard landscaping program along Illinois, Meridian, Pennsylvania, and 38th Streets.
- 5.) Encourage Section Six to undertake a program to encourage voluntary compliance with the proposed "Standards for Development" with particular attention to removing front yard parking and installing landscape screening for parking lots.
- 6.) Reorganize and expand parking lots to improve safety and increase supply.



**MAP 12: SUB-AREAS A AND B** (38th Street to 40th Street)

**NORTH MERIDIAN STREET CORRIDOR  
SECTION SIX PLAN**

November, 1988



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
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## RECOMMENDATIONS

### Sub-Areas C and D (36th Street to 38th Street)

The southern portion of the 38th and Illinois Streets shopping area, 38th Street retail, 38th and Meridian Streets retail, and historically significant apartment buildings are these areas' most significant features.

- 1.) Support the development of additional retail and office space at the southeast corner of 38th and Illinois Streets and the southwest corner of 38th and Meridian Streets. These two sites previously were developed in retail uses.
- 2.) Support the development of new single-family and two-family housing on vacant residential lots on Illinois, Salem, and E. 36th Streets and the development of multi-family housing on the east side of Illinois Street in the 3700 block in conjunction with a small park for neighborhood children.
- 3.) Institute a street tree and front yard landscaping program along Illinois, Meridian, Pennsylvania, and 38th Streets.
- 4.) Encourage Section Six to undertake a program to encourage voluntary compliance with the proposed "Standards for Development" with particular attention to removing front yard parking and installing landscape screening for parking lots.



**MAP 13: SUB-AREAS C AND D (36th Street to 38th Street)**

**NORTH MERIDIAN STREET  
SECTION SIX PLAN**

November, 1986



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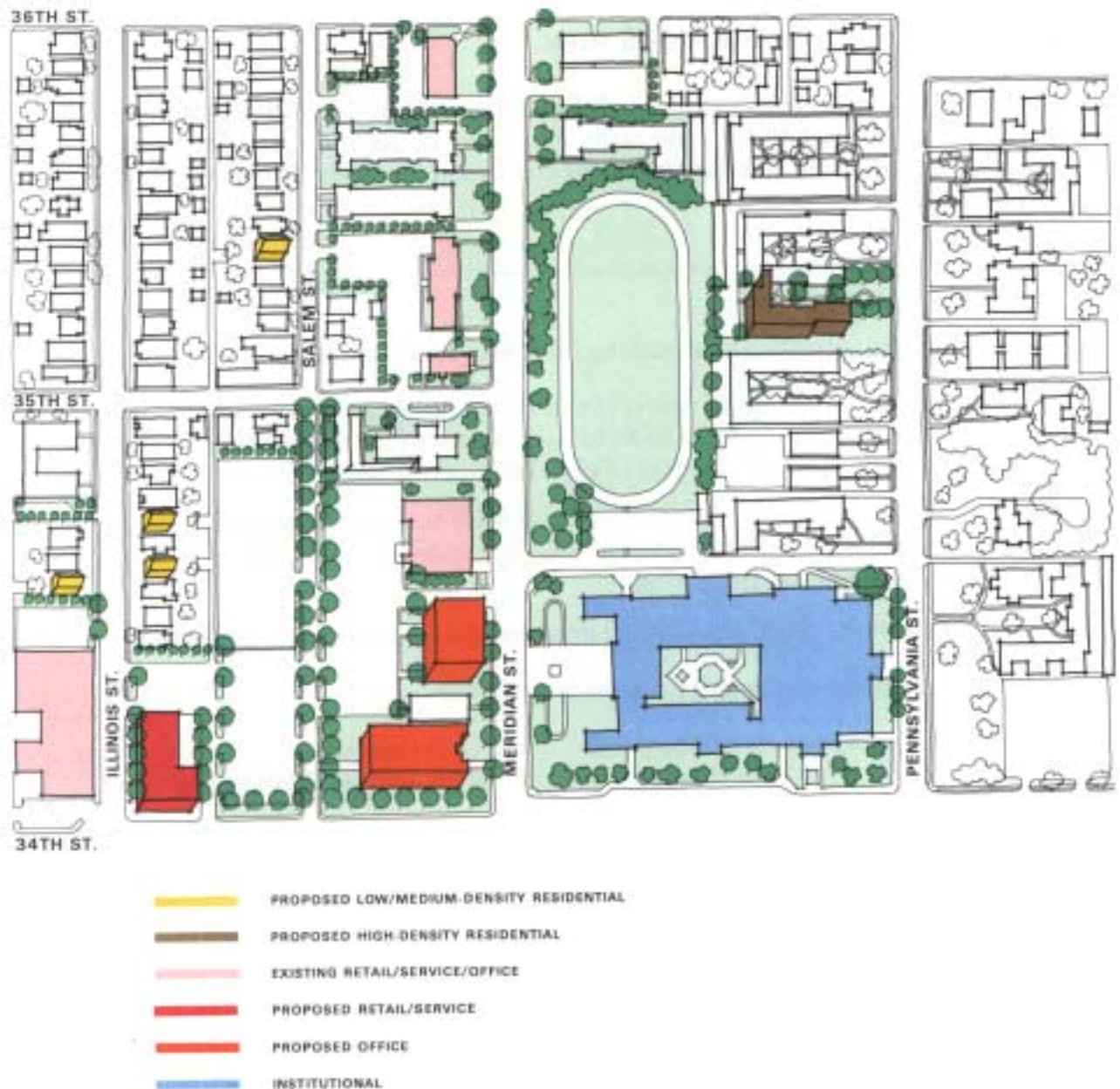
## **RECOMMENDATIONS**

### **Sub-Areas E and F (34th Street to 36th Street)**

Shortridge Junior High School and Meridian and Pennsylvania Street apartments are these areas' notable features. Vacant land (particularly at the northwest corner of 34th and Meridian Streets), the deteriorated center at 34th and Illinois Streets, and front yard parking lots at Meridian and Pennsylvania Street establishments are detracting influences in these sub-areas.

- 1.) Promote the development of new retail space at the 34th and Illinois Streets retail area.
- 2.) Promote the development of a quality office or office/apartment complex at the northwest corner of 34th and Meridian Streets.
- 3.) Institute a street tree and landscaping program along Meridian and 34th Streets.
- 4.) Encourage Section Six to undertake a program to encourage voluntary compliance with the proposed "Standards for Development" with particular attention to removing front yard parking where possible.
- 5.) Promote the development of housing on vacant residential lots.





**MAP 14: SUB-AREAS E AND F** (34th Street to 36th Street)

**NORTH MERIDIAN STREET CORRIDOR  
SECTION SIX PLAN**

November, 1986



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## RECOMMENDATIONS

### Sub-Areas G and H (32nd Street to 34th Street)

Winona Hospital, Trinity Episcopal Church/Saint Richard's School, P.S. 60, and the Mapleton-Fall Creek School are these areas' significant institutions. The deteriorated commercial center at 34th and Illinois Streets and vacant Meridian Street parcels are distracting features.

- 1.) Support the growth and expansion needs of Winona Hospital and Saint Richard's School.
- 2.) Promote the reorganization of parking for P.S. 60 and the Mapleton-Fall Creek School.
- 3.) Promote the development of new office buildings northeast and northwest of the intersection of 33rd and Meridian Streets, southeast of the intersection of 34th and Meridian Streets, and the east side of the 3300 block of Illinois Street.
- 4.) Support the development of medium-density infill housing on vacant lots on the west side of the 3300 block of Illinois Street and the reconversion of commercially used residential structures to residences.
- 5.) Institute a street tree and landscaping program along Meridian and 34th Streets.
- 6.) Reorganize and expand parking lots where possible.
- 7.) Support the relocation if necessary and feasible of the two residential buildings on Trinity Episcopal property if the sites are needed for Saint Richard's expansion.



- PROPOSED LOW/MEDIUM-DENSITY RESIDENTIAL
- EXISTING RETAIL/SERVICE/OFFICE
- PROPOSED OFFICE
- INSTITUTIONAL
- PARKING GARAGE

## MAP 15: SUB-AREAS G AND H (32nd Street to 34th Street)

### NORTH MERIDIAN STREET CORRIDOR SECTION SIX PLAN

November, 1988



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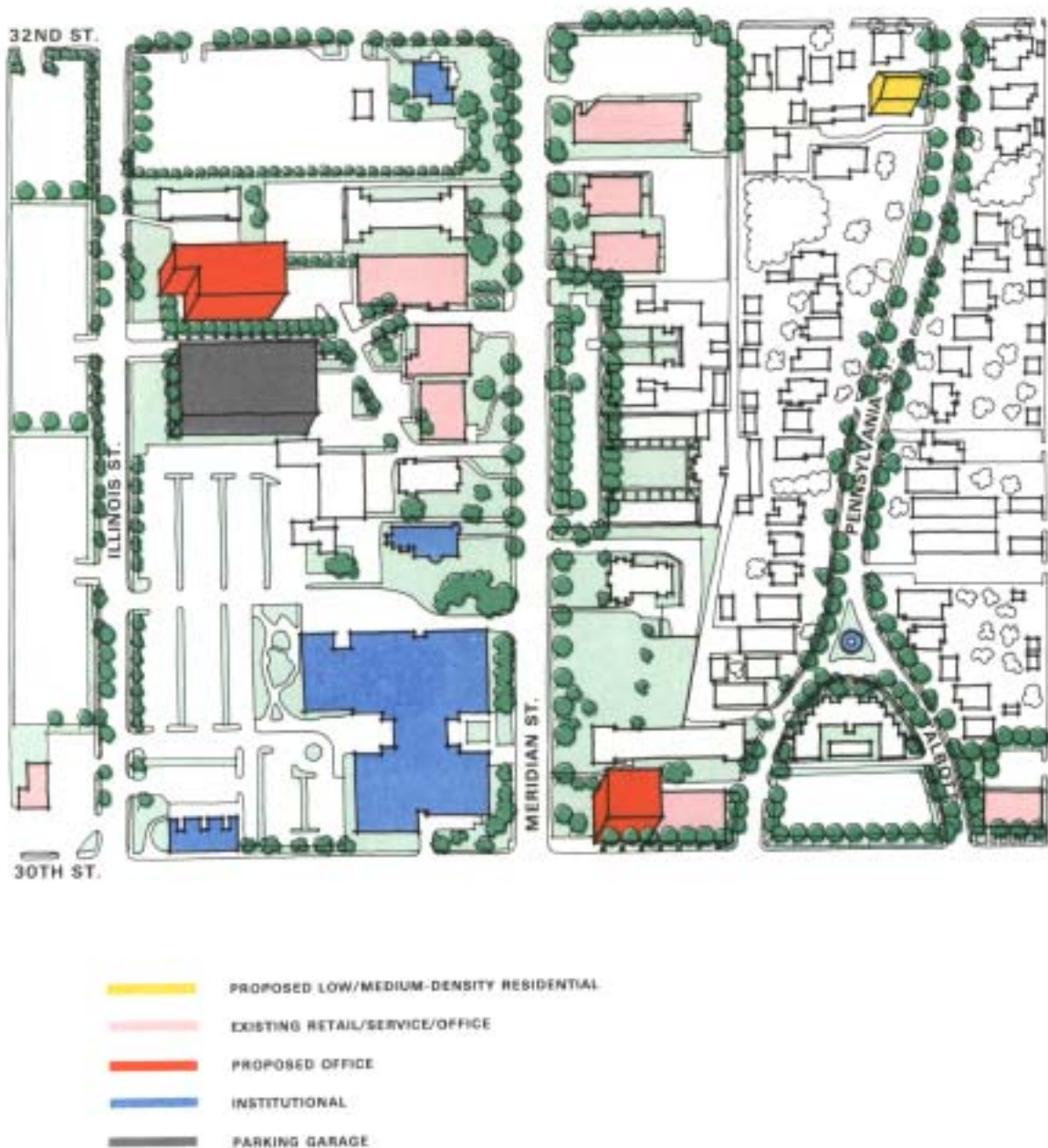
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## RECOMMENDATIONS

### **Sub-Areas I and J (30th Street to 32nd Street)**

The Children's Museum and Meridian Street apartment buildings are sub-areas I and J's most significant features.

- 1.) Support the growth and expansion needs of the Children's Museum.
- 2.) Support redevelopment of 3120 Meridian Street and 3115-3131 Illinois Street for new office development and a parking garage.
- 3.) Institute a street tree and front yard landscaping program with particular attention to Illinois, Meridian, Pennsylvania, Talbott, and 30th Streets including a landscaped area and fountain on Pennsylvania Street north of the Esplanade Apartments at Pennsylvania Street.
- 4.) Encourage Section Six to undertake a program to encourage voluntary compliance with the proposed "Standards for Development" with particular attention to removing front yard parking and installing landscape screening for parking lots.



**MAP 16: SUB-AREAS I AND J (30th Street to 32nd Street)**

**NORTH MERIDIAN STREET CORRIDOR  
SECTION SIX PLAN**

November, 1986



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## **IMPLEMENTATION**

### **ZONING PLAN**

The zoning plan is developed from a review and analysis of existing land use and zoning and the land use plan. The major objectives of the zoning plan are to ensure that existing appropriate land uses are properly zoned and that the proper zoning classifications are identified for proposed changes in land uses.

Three methods should be employed to accomplish the zoning plan:

- Rezone to appropriate zoning district classifications any properties whose uses are appropriate but which are not properly zoned.
- Rezone to less intense and appropriate zoning district classifications any properties which are in uses which should be phased out to less intensive uses.
- Rezone certain properties to higher zoning district classifications to help stimulate revitalization.

Several major activity uses in Section Six are long-standing and have shown to be appropriate uses for their areas, but have never been properly zoned. Rezoning to their appropriate zoning classification will facilitate any future improvements or expansion.

Generally, these situations fit within two categories: institutional uses and office uses on Meridian Street. Shortridge Junior High School, Public School 60, and the Mapleton-Fall Creek School are such institutions that should be properly rezoned. Office development south of Winona Hospital include those Meridian Street offices that are presently zoned for residential but that can be rezoned to C1 for commercial office.

Examples of areas that should have less intensive zoning permitted are those areas zoned office which are adjacent to Pennsylvania Street but which are in residential areas. These areas should be rezoned to appropriate dwelling district classifications. Examples of other areas are the C4 zoned areas at 34th and Illinois Streets and on Illinois Street south of 38th Street. It is not anticipated that areas as large as these should be available for C4 uses but would better serve their neighborhoods if sections were rezoned for less intense uses.

---

## IMPLEMENTATION

Other areas may benefit by rezoning to new zoning classifications. An example of such an area is the mixed-use area on Meridian Street west of Shortridge. Portions of this area are zoned D8, C1 and C4. It is recommended that this area be rezoned to C2 to help facilitate future development of the area for offices/apartments.

The map on page 50 identifies recommended first priority rezonings. It is anticipated these rezonings will be undertaken at the request of the individual property owners.

**DWELLING DISTRICTS**

D5 SINGLE-FAMILY, DOUBLES ON CORNER LOTS

D8 SINGLE-FAMILY, DOUBLES, AND LOW-RISE MULTI-FAMILY

D9 LOW-RISE TO HIGH-RISE MULTI-FAMILY

**COMMERCIAL DISTRICTS**

C1 OFFICE

C2 OFFICE/APARTMENT

C3C CORRIDOR COMMERCIAL

C4 COMMUNITY-REGIONAL COMMERCIAL

CS COMMERCIAL SPECIAL

**OTHER DISTRICTS**

SU1 CHURCH

SU2 SCHOOL

SU28 LIGHT AND POWER SUBSTATION

HD1 HOSPITAL DISTRICT ONE

HD2 HOSPITAL DISTRICT TWO

PK1 PARK

**MAP 17  
ZONING PLAN**

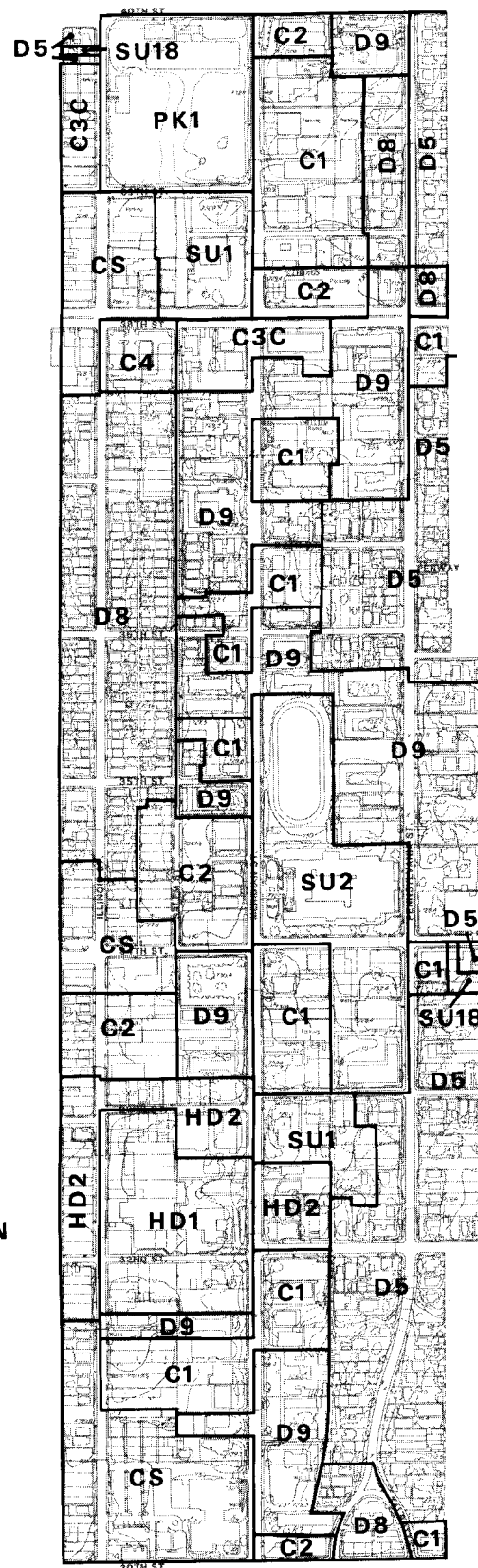
**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



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- D9 Low-Rise / to High-Rise Multi-Family
- C1 Office
- C2 Office / Apartment
- CS Commercial Special
- SU1 Church
- SU2 School
- HD1 Hospital District One
- HD2 Hospital District Two

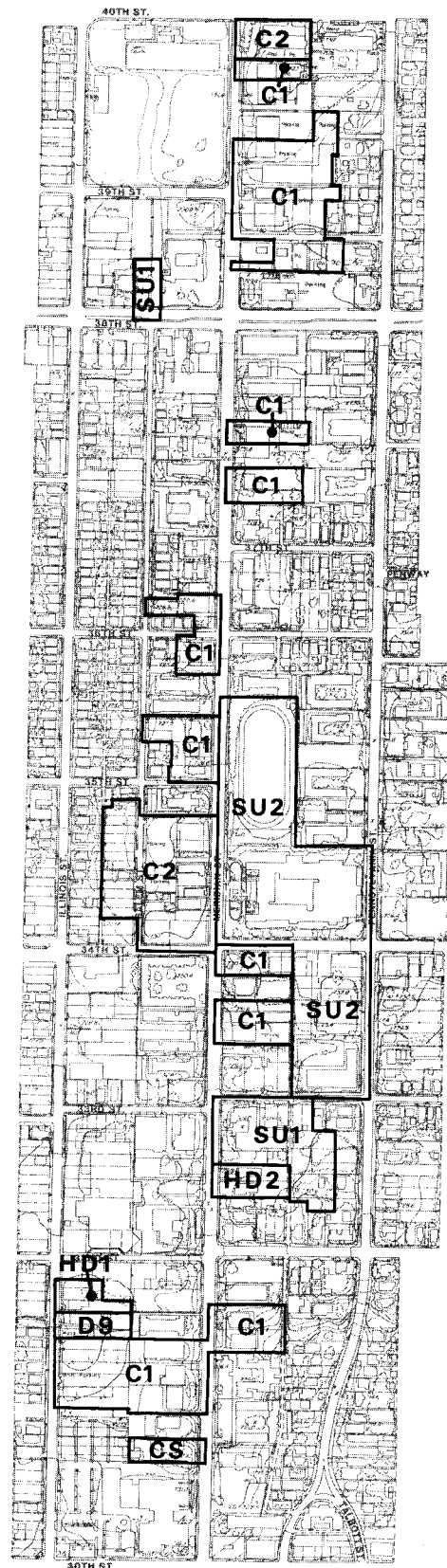
## MAP 18 RECOMMENDED FIRST PRIORITY REZONINGS NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN

NOVEMBER, 1986



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## **STANDARDS FOR DEVELOPMENT**

A set of standards have been prepared for Section Six. These standards should be applied to all development in the Corridor. Their use will assist implementation of the Plan.

The standards describe how development can occur so that it is appropriate and in keeping with the existing positive aspects of the area's character. The standards should be applied to all new development or rehabilitation projects. Property owners also should be encouraged to bring existing development into voluntary compliance with the standards.

These standards do not supplant the permitted uses and development standards of the existing zoning ordinances; they do not have the status of city ordinances as do zoning ordinances. Their application is being promoted so that new improvement projects can be tailored to respond specifically to the positive physical characteristics of Section Six. (Strict administration of the zoning ordinance standards to the area would result in some inappropriate development; the zoning ordinances are designed to be applicable throughout the County.)

Zoning variances may be necessary for situations where these standards conflict with the requirements of the zoning ordinances. The benefits to be gained by applying the standards will justify the variances.

Staff will be in a position to support variance of zoning ordinance development standards to these new standards as appropriate for any new development or rehabilitation projects if the standards are strictly applied. Staff will also use these standards as guidelines in the review of any development seeking public assistance.

The standards are presented in Appendix C by general land use categories: non-residential and residential.

## **APPENDICES**



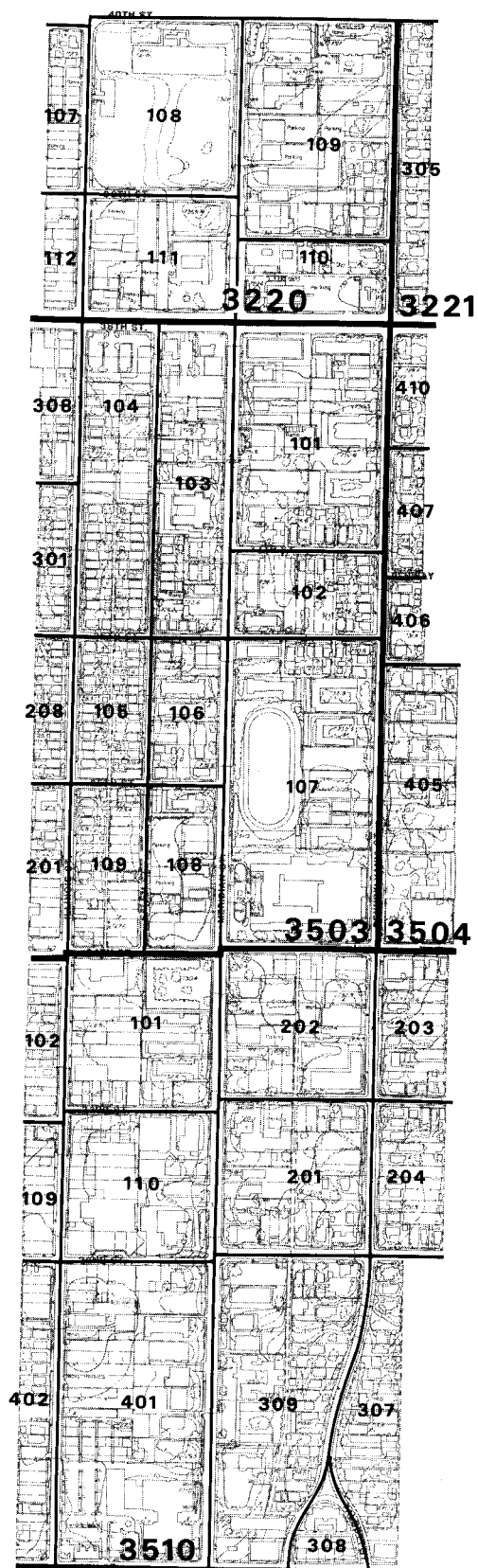
**MAP A-1**  
**1980 CENSUS TRACTS**  
**AND BLOCKS**  
**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
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Indianapolis-Marion County, Indiana

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## 1980 CENSUS

## AREA NEIGHBORHOODS - 1980 CENSUS

Table A-1

	BUTLER- TARKINGTON	CROWN HILL	MAPLETON- FALL CREEK	MERIDIAN- KESSLER	SECTION SIX	MARION COUNTY
<b>POPULATION</b>						
White	4,237	661	1,482	10,501	1,640	601,092
Non-White	5,362	6,852	10,258	6,073	2,358	164,141
% Non-White	56%	91%	87%	37%	59%	21%
Male	4,416	3,209	5,484	7,846	1,795	364,199
Female	5,183	4,304	6,256	8,728	2,203	401,034
% Female	54%	57%	53%	53%	55%	52%
<b>TOTAL POPULATION</b>	<b>9,599</b>	<b>7,513</b>	<b>11,740</b>	<b>16,574</b>	<b>3,998</b>	<b>765,233</b>
Median Age	30	37	25	29		33
<b>Marital Status</b>						
Single	3,126	2,023	3,866	3,859		154,600
Married	3,473	1,647	2,447	6,248		319,655
Separated	173	416	488	305		13,710
Widowed	662	1,044	663	963		45,015
Divorced	627	906	1,063	1,147		58,453
<b>INCOME</b>						
Median Family	\$23,295	\$10,281	\$14,696	\$24,068		\$20,819
Per Capita	\$8,109	\$4,631	\$4,908	\$9,051		\$7,677
<b>HOUSING UNITS</b>						
Owner Occupied	2,492	968	1,361	4,159	226	168,539
% Owner Occupied	76%	26%	32%	67%	9%	54%
Renter Occupied	653	2,307	2,404	1,779	2,030	116,553
% Renter Occupied	20%	62%	56%	29%	79%	38%
Vacant	128	473	511	291	298	24,301
% Vacant	4%	13%	12%	5%	12%	8%
<b>TOTAL UNITS</b>	<b>3,273</b>	<b>3,748</b>	<b>4,276</b>	<b>6,229</b>	<b>2,554</b>	<b>309,393</b>

Source: 1980 Census

# APPENDIX A

## SECTION SIX - 1980 CENSUS Table A-2

TRACT/ BLOCK	POPULATION										HOUSING				MEDIAN HSHLD SIZE	
	WHITE	NON- WHITE	MALE	FEMALE	TOTAL	0-5	6-18	19-44	45-64	65 +	MEDIAN AGE	OWNER	OCCUPANCY RENTER VACANT	TOTAL		
3220 (P)/																
107 (P)	1	11	4	8	12	1	3	3	4	1	30	3	1	0	4	3.0
109	129	19	48	100	148	0	2	23	32	91	70	4	104	14	122	1.4
110	211	22	87	146	233	0	7	66	38	122	66	1	171	19	191	1.4
112 (P)	0	0	0	0	0	0	0	0	0	0		0	0	5	5	0.0
Subtotal	341	52	139	254	393	1	12	92	74	214		8	276	38	322	
3221 (P)/																
305 (P)	36	40	38	38	76	7	16	36	11	6	28	19	4	1	24	3.3
Subtotal	36	40	38	38	76	7	16	36	11	6	28	19	4	1	24	3.3
3503 (P)/																
101	190	159	151	198	349	6	13	200	56	74	33	5	252	30	287	1.4
102	46	27	33	40	73	1	3	32	28	9	46	15	31	2	48	1.6
103	204	269	201	272	473	30	38	205	91	109	37	12	327	52	391	1.4
104	2	162	71	93	164	8	47	55	30	24	29	24	35	3	62	2.8
105	4	127	54	77	131	17	35	47	20	12	25	14	35	3	52	2.7
106	15	62	25	52	77	4	8	31	29	5	40	3	44	40	87	1.6
107	159	217	198	178	376	25	42	213	41	55	29	7	217	8	232	1.7
108	53	72	83	42	125	4	17	77	23	4	22	2	90	33	125	1.4
109	1	48	25	24	49	5	9	24	8	3	26	2	21	9	32	2.1
201 (P)	0	59	24	35	59	6	11	19	14	9	35	6	20	6	32	2.3
208 (P)	2	53	25	30	55	5	15	14	14	7	27	8	9	1	18	2.2
301 (P)	1	48	21	28	49	4	8	15	10	12	38	10	11	2	23	2.3
308 (P)	1	79	37	43	80	9	14	27	18	12	28	3	33	1	37	2.2
Subtotal	678	1,382	948	1,112	2,060	124	260	959	382	335		111	1,125	190	1,426	
3504 (P)/																
405 (P)	82	80	85	77	162	8	8	113	18	15	27	3	99	8	110	1.6
406 (P)	3	12	7	8	15	2	3	7	2	1	25	3	1	0	4	3.7
407 (P)	12	47	33	26	59	4	15	25	11	4	28	11	8	5	24	3.1
410 (P)	5	4	9	0	9	*	*	*	*	*	*	1	4	0	5	2.8
Subtotal	102	143	134	111	245	14	26	145	31	20		18	112	13	143	
3510 (P)/																
101	73	206	104	175	279	24	45	112	52	46	30	2	168	11	181	1.6
102 (P)	1	52	24	29	53	4	13	15	13	8	30	8	9	8	25	3.1
109 (P)	1	15	6	10	16	2	3	4	5	2	37	3	2	1	6	3.1
110	62	51	30	83	113	0	0	3	10	100	79	0	0	5	5	4.0
201	9	35	21	23	44	6	4	16	12	6	32	9	8	1	18	2.6
202	0	8	4	4	8	*	*	*	*	*	*	0	2	4	6	-
203 (P)	3	21	10	14	24	2	7	8	5	2	25	4	5	2	11	2.6
204 (P)	17	24	21	20	41	5	5	17	9	5	28	8	3	1	12	3.3
307 (P)	26	60	47	39	86	6	17	43	15	5	28	12	16	3	31	3.1
308	0	65	27	38	65	18	13	29	4	1	20	0	21	0	21	3.1
309	202	85	139	148	287	10	8	194	38	37	31	14	175	9	198	1.5
401	86	36	59	63	122	0	0	54	32	36	50	1	86	7	94	1.3
402 (P)	3	83	44	42	86	15	21	27	14	9	24	9	18	4	31	3.2
Subtotal	483	741	536	688	1,224	92	136	522	209	257		70	513	56	639	
GRAND																
TOTAL	1,640	2,358	1,795	2,203	3,998	238	450	1,754	707	832		226	2,030	298	2,554	
Percent	41%	59%	45%	55%	100%	6%	11%	44%	18%	21%		9%	79%	12%	100%	

(P): Partial Census Tract or Census Block.  
\*: Data suppression.

Source: 1980 Census

## **STANDARDS FOR DEVELOPMENT**

The following standards for Section Six of the North Meridian Street Corridor will assist in the implementation of the Plan. These standards will give property owners, business operators, developers, and designers a better understanding of the type of development that is appropriate for the area, and establish criteria for city planning staff to use in the review of zoning and variance cases and the review of any development seeking public assistance or funding.

These standards do not supplant the existing zoning ordinances; they do not have the same legal status as zoning ordinances. Strict application of these standards may require variance of certain zoning ordinance development standards. Their use, however, will make new development projects most compatible with existing development. The benefits to be gained for the improved image of the Corridor will justify the variance. Standards developed for the *38th Street Corridor Study, Phase One* (see Map B-1, page B3) are hereby incorporated into these standards for the portion of the 38th Street Corridor that is within Section Six.

### **STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT**

One of the most distinctive features of this section of the Meridian Street Corridor is its buildings. Building size, shape, color, materials, etc., do much to establish the character of an area no matter what style or age the buildings are. For any non-residential area to have an identifiable character, there should be some common elements throughout (e.g., similar architectural style, building age, and building materials).

These standards should apply for the development of non-residential properties.

#### **Non-Residential Architectural Components**

The reasons for developing building design standards are to make sure that new buildings or newly remodeled buildings:

- Are compatible in color, style, construction, location, etc. with the surrounding environment, and
- Are suitable for the type of business that they contain.

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## STANDARDS FOR DEVELOPMENT

### A.) Building Setbacks and Yards:

- 1.) **Front setback** - In general, new construction should have the same building-to-site relationship as older buildings in the immediate area that contain similar uses. The two auto-related C3 and C4 uses (at 3001 North Meridian Street and 3002 North Illinois Street) may set back near the rear property line to allow for automobile circulation in front of the building, except if the uses of these two properties change then the front setback requirement should be the same as for other uses.
- Recommended minimum setbacks for various streets within the 38th Street Corridor should be as follows:

**Recommended Building Setbacks  
Within 38th Street Corridor**

**Table B-1**  
(see Map B-1, page B3)

Street Segment	Recommended Setback From Right-Of-Way Line
38th Street	10 feet
Illinois Street	10 feet
Pennsylvania Street	40 feet
Meridian Street:	
north of 38th Street	60 feet
south of 38th Street:	
on the east	60 feet
on the west	15 feet

Parking for new commercial structures, other than the two previously mentioned C3 and C4 uses, should be located behind the front building line.

- 2.) **Side and rear yards** - Side and rear yard setbacks vary widely. Any new development should have side and rear yards similar in depth to surrounding existing development within two hundred feet.

Typically, rear yards in the area have been used for parking and loading. These uses may continue where they meet the standards for parking, loading, setbacks, screening, and transitional yards. Wherever possible, parking and loading facilities for several different businesses should be merged so that duplication of these facilities is minimized.

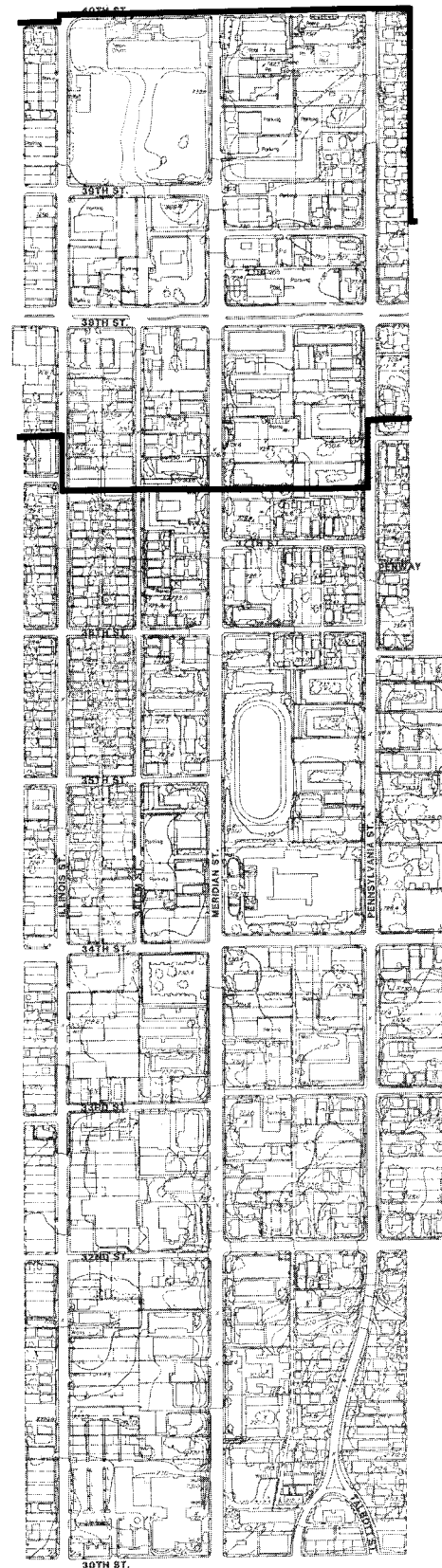
**MAP B-1**  
**38th STREET CORRIDOR STUDY,**  
**PHASE ONE**  
**NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN**

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

The preparation of this map was financed in part  
by a Community Development Block Grant



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## STANDARDS FOR DEVELOPMENT

- 3.) **Transitional yards** - Transitional yards (where required yards abut or are across the street or alley from a residential, special use, or park district) should be a minimum of six feet in width and contain either a landscaped strip, fence, or wall (described later).

### **B.) Building Shape:**

Buildings in the area generally have facades and building plans that are right angled and are perpendicular to the street. The portion(s) of any new building fronting on Meridian should conform to this.

### **C.) Building Materials:**

Significant buildings in the Corridor are made principally of terra cotta, metal trim, glass, brick, or limestone. New buildings should be made of the same or similar materials.

Side and rear facades of buildings not visible from streets may be made out of materials other than those used on facades seen from streets, but they should be painted or otherwise treated to be compatible with the visible facades.

Materials used in remodeling older buildings should be of a quality and style compatible with the existing elements of the buildings on which they are placed. Materials such as wooden doors with no windows, rough sawn siding, and wooden shakes look out of place on buildings in this area and should not be permitted.

Mansard and other ornamental type roofs should not be added to buildings because they often cover up or detract from the original character of the building. They also quite frequently become maintenance problems.

Any materials used in the area should be as durable and maintenance free as possible.

Brick buildings that have never been painted should be painted only if it is necessary for the preservation of the bricks. Painting often takes the character away from a brick building and also necessitates more frequent maintenance than a plain brick building.

### **D.) Building Color:**

Typical colors on older buildings are in a neutral range and primarily the natural colors of the materials (i.e., the colors of brick, stone, or metal). New colors should conform to this.

Color should never be the most noticeable feature of a building.

**E.) Storefronts:**

Storefronts in the area typically contain the following elements: transoms, kick plates, entry ways, doors, windows, and ornamentation. These storefront elements should be used in new commercial retail construction. New storefronts should have the same general proportions of storefront framing and window size as older buildings in the area. Similarly when buildings are remodeled, these proportions should not be destroyed.

**F.) Building Facades:**

Reconfiguration of the facades of any existing buildings should be permitted only if the remodeling or rebuilding would improve the appearance of the building in part to make it more in character with that of surrounding buildings. The facades of any new building should be in character with that of surrounding buildings in which it is to be placed. At least twenty percent of the public street facades of new buildings or additions to existing buildings should be devoted to windows and doors. Any glass in windows of area buildings should be non-reflective or low-reflective glass.

**G.) Building Height:**

Commercial retail and service buildings in the area are typically one or two stories tall. New commercial retail and service buildings should conform to this. The portions of new commercial retail and service buildings at 38th and Illinois and 38th and Meridian Street intersections should be at least twenty-five feet or two stories in height.

Office buildings are generally two or three stories, with a few being mid-rise. The portions of new office buildings or additions to existing buildings fronting on Meridian, to be similar in height to the existing buildings, should be at least thirty-five feet or three stories in height.

**H.) Handicapped Access:**

Buildings and grounds shall be designed to conform to all applicable handicapped accessibility standards of the State Uniform Building Code.

**I.) Security Screens:**

Security screens should be the type that allow views through to the storefront when closed. They should be similar to those used in shopping centers. Security screens should be hidden from view when not in use. Completely opaque security screens, similar to garage doors, take all of the interest out of the streetscape and therefore should not be used. Security screens should not be permitted along Meridian Street.

Permanently fixed bars on storefront windows should not be permitted.



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## **STANDARDS FOR DEVELOPMENT**

### **J.) Mechanical Equipment:**

Elements of mechanical equipment, such as air conditioning equipment, exhaust vents, heating ducts, microwave dishes, and antennae, should be out of public view, especially from surrounding streets, and not located in any required yards. Window air conditioners in residential buildings may be permitted; however, every effort should be made to keep them off of windows facing Meridian Street and other major streets.

### **K.) Awnings:**

Awnings are fabric structures extended over building doors or windows for the purpose of shading windows or providing weather protection for pedestrians. Recently, awnings have also been used as signs. Awnings can be curved, concave, concave with sides, convex with flat sides, and convex with curved sides.

Awnings that are placed on buildings with more than one ground floor tenant should all be of the same type although they may be of different colors.

Awnings should fit within the bays of building facades and reflect the building facade proportions. If they contain signs, are in the public right-of-way or a required yard, or are above a sidewalk, they should be a minimum of nine feet above the grade line. No awning should be less than eight feet above the grade line. No awning should project more than five feet from the building face.

Awnings should be supported by the building on which they are placed; they should not be supported with vertical members.

Awnings may have the name of the business and business address that represent the primary business at that address. Lettering should be limited to twenty-five percent of the average surface area of the awnings. There should be no cartoon characters on awnings.

Awnings may be colorful (including vertical striped colors), but the colors used should not contrast significantly with the surrounding environment.

Metal, fiberglass, or wooden awnings should not be permitted.

### **L.) Canopies:**

Canopies are roof-like projections over building doors and windows, or they are fabric structures or roof-like projections suspended or supported over a sidewalk and constructed for the purpose of providing weather protection for pedestrians or accentuating building entries.

Any canopy attached to a building, should be made out of canvas materials compatible to those on the building, should fit within the building facade, and should reflect the building facade's proportions. They should be a minimum of nine feet above the grade line. They should project no more than five feet into any required yard.

In cases where it is desirable to cover a public sidewalk with a canopy, any canopy supports should be out of the way of pedestrian flow, and the roof should be as transparent as possible. Public sidewalk canopies should not have side curtains that block the pedestrian flow.

**M.) Marquees:**

Marquees are roof-like projections over building entrances which sometimes contain signs. They provide weather protection for pedestrians and accentuate entries. There are no marquees in the area.

Marquees should not be permitted in the area.

**N.) Walk-up Windows:**

Exterior walk-up windows are not common in the area. These should not be permitted. Bank machines exist in the area. These should be permitted.

**O.) Outdoor Displays:**

There should be no outdoor commercial products, merchandise, or services displays permitted in the area, except that limited seasonal outdoor displays should be permitted and institutional exhibits should be permitted.

**P.) Miscellaneous Attachments to Facades:**

No item attached to the facade of a building and located above a public sidewalk should extend lower than eight feet above the sidewalk. This includes ornamental lights, awnings, canopies, marquees, roof brackets, and flags.

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## STANDARDS FOR DEVELOPMENT

### Non-Residential Signs

The primary purpose of signs should be to identify places of business so that they can be found by potential customers. Signs should not dominate the environment (buildings, landscaped areas, vistas along streets, etc.) in which they are placed. When signs are allowed to dominate their environment, visual chaos can result, and information offered to the public can become difficult or impossible to comprehend. The goal of sign standards is to achieve business identification and a brief description of the primary goods or services provided.

The purpose of developing sign standards that are more detailed than the Sign Regulations of Marion County, Indiana is to ensure that signs are:

- Compatible in color, style, construction, location, etc., with the surrounding environment,
- As simple and straightforward as possible in identifying businesses and their primary products,
- Easy to read, and
- Not in competition with or confused with traffic control or safety devices.

#### A.) Sign Types:

1.) **Projecting sign** - A sign that is attached to a building and projects outward more than eighteen inches. Projecting signs can block scenic views and neighboring signs. Projecting signs should not be permitted in the 38th Street Corridor and the Meridian Street Corridor except that projecting signs may be located in the following areas or situations:

- For the portion of the 38th and Illinois commercial area where there is a continuous canopy that is attached to a series of four or more storefronts. In this instance, a small non-illuminated sign may be attached underneath the canopy, perpendicular to the building at each storefront, displaying the name of the business only. The sign should be six inches tall with five inch black letters on a white background. Lettering should be Helvetica Medium style, using upper and lower case. The bottom of the sign shall be at least nine feet above the sidewalk. The sign should extend no closer than six inches to an imaginary perpendicular plane at the front line of the canopy.
- For any existing building constructed for non-residential use(s) or any newly constructed building constructed for non-residential use(s), provided that the signs for such buildings also meet the requirements herein for awning signs.

- 2.) **Pole sign** - A sign which is supported by one or more uprights or braces from the ground with all of the sign surface attached to or supported by any such upright or brace and located at a minimum of nine feet above the ground. Pole signs, similar to projecting signs, can block scenic views and neighboring signs. They should not be permitted in the area, except that they may be permitted for gas stations and the portions of properties in HD1, HD2, and C4 districts that are located at the intersections of the following streets with Illinois: 30th, 32nd, and 33rd. Pole signs should not be permitted on the portion of properties that have frontage on Salem Street, Meridian Street, Pennsylvania Street, and 34th Street. Pole signs should not be permitted in any residential district.
- 3.) **Ground sign** - A sign which is supported by one or more uprights or braces in the ground with a sign surface extending downward to or near ground level. In the 38th Street Corridor, ground signs should be used only in situations where there is a lawn area of at least twenty feet in depth between the face of the building and the street right-of-way line.
- In the remaining portion of Meridian Street, ground signs should be setback at least ten feet from the street right-of-way line if adjacent to an entry or exit drive; however, if not adjacent to an entry or exit drive, ground signs may be setback four feet from the street right-of-way line. Sign setbacks for the portions of properties at the intersections of public streets shall meet the setback requirements of the Sign Ordinance.
- In the remainder of the area, ground signs shall meet setback requirements of the Sign Ordinance.
- 4.) **Wall sign** - A sign which is affixed to an exterior wall of a building and does not extend more than eighteen inches from the front of the building wall. Since wall signs effectively identify businesses but do not block views, they are highly recommended for Section Six. Wall signs should be compatible in location with the building facades on which they are placed. No wall sign should extend above the roof or parapet line of the building.
- Content on wall signs should be limited to the identification of the business only. Product identification signs should be only in the form of window signs.
- 5.) **Rooftop sign** - A sign which is affixed to the roof of a building. Since rooftop signs tend to visually dominate areas in which they are placed and are usually visible only from afar, and since vistas are relatively limited in a densely developed area like the Meridian Street Corridor, rooftop signs should not be permitted in this area.
- 6.) **Vertical sign on a building facade** - A sign running continuously from the lower level to the upper level of a building, either a projecting sign or a wall sign. Since this type of sign is not common in the area, and since it can have the same effect of blocking views as a projecting sign, vertical wall signs should not be permitted for the area.

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## STANDARDS FOR DEVELOPMENT

- 7.) **Cube sign and other signs with more than two faces** - A sign with more than two faces in the form of a rooftop, projecting, ground, or pole sign. Since these signs are necessarily bigger than a single or double faced sign, they should not be permitted in the area.
- 8.) **Awning sign** - A sign on a fabric structure extended over a building door or window. Awnings may have the name of the business and business address that represents the primary business at that address. Since awnings can combine the functions of signs to identify the business, shade windows, and protect pedestrians from the weather, they are permitted for the area.

Awnings that have the business name have to be changed when the business changes. Awnings that have only the building street address can still be used when the tenant or the building name changes. In instances where public assistance or development funds are used to acquire awnings, they should have the business address only so that they can still be used when tenants change.
- 9.) **Marquee sign** - A sign on a roof-like projection over entrances. A movie marquee is an example. This type of sign is not common in the area. It also has the same effect of blocking views as a projecting sign. Marquees should not be permitted in this area.
- 10.) **Canopy sign** - A sign on a roof-like projection over a building door or window, or a sign on a fabric structure or roof-like projection suspended or supported over a sidewalk. The only canopy signs that have been recently used in the area are the ones hung underneath the canopy at 38th and Illinois (see description under "Projecting sign", page B8). This is the only type of canopy sign that should be permitted in the 38th Street Corridor. In the remainder of the Meridian Corridor, canopy signs should be permitted only on canopies that are located at or behind the established building setback line.
- 11.) **Billboard** - A sign, usually large in size, supported from the ground, affixed to a wall or affixed to a building roof for the purpose of providing a series of alternating advertising messages, and usually not advertising the property or any businesses on the property. Billboards have a very significant visual impact on the area in which they are placed, but yet serve no positive purpose for the area. Billboards should not be permitted in the area. It is also recommended that billboards be phased out of the area.
- 12.) **Window sign** - A sign placed in, behind, affixed to, or painted on a window of a building so that it can be seen from the public right-of-way. Included are neon signs, temporary sale signs, sign boards, and painted signs. Window signs are common in the area.

Window signs may be used to identify the business, list major product sold or services provided, or advertise sales or prices. Sales, price signs, and similar signs should be only temporary signs.

Window signs should be restricted to no more than twenty-five percent of the window area of the first floor windows of the building.

- 13.) **Miscellaneous signs** - There are certain types of business identification that do not fall into any of the above categories such as: large balloons, either on the ground or in the air; large statue-like figures; and immobile vehicles with signs on the sides. These types of signs are not permitted by the Sign Ordinance.

In general, these types of signs add to the visual chaos of an area. They should not be permitted in the area.

**B.) Classification of Content:**

- 1.) **Advertising sign** - A sign which directs attention to any business, product, activity, or service that is not the primary business, product, activity, or service conducted on the premises upon which such sign is located.
- 2.) **Business sign** - A sign which directs attention to a business, building, product, activity or service manufactured, sold or offered on the premises where such sign is located. Business signs should not contain advertising such as the logo of a product that is not the primary product sold on the premises.

It is assumed that every business in the area may have at least one business sign.

- 3.) **Incidental sign** - A sign that designates accessory uses, direction, identification, information, or real estate for sale, rent, or lease. It is assumed that businesses in the area will have need for incidental signs.

**C.) Sign Construction:**

- 1.) **Materials** - In general, signs should be constructed out of durable materials that are compatible with the surrounding area or the building on which they are placed.
  - a.) **Wooden sign** - A sign constructed primarily of wood or wood products. Wooden signs, especially painted plywood, are fairly common in the area. As long as they are well-maintained, wooden signs are acceptable.
  - b.) **Metal sign** - A sign constructed primarily of metal, either painted or of natural finish. It may be of a continuous sheet or individual letters. Metal signs are acceptable in the area.
  - c.) **Plastic sign** - A sign constructed primarily of plastic, including a plastic face in a metal box. It may be in the form of a continuous sheet or individual letters. Plastic signs are both common and acceptable in the area.
  - d.) **Neon sign** - A sign made of glass tube filled with neon gas which glows when an electric current passes through it. They are usually placed inside store windows, although there are examples of exterior neon. Non-flashing neon signs may be located in the 38th Street area; and the portion of properties of the C4 Districts

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## STANDARDS FOR DEVELOPMENT

on Illinois Street that do not have frontage on 34th Street, do not have a residential district on the opposite side of the street, or are fifty feet or more from an adjacent residential district. Neon signs should not be permitted in the remainder of the area. Neon signs should only be in the form of window signs.

- e.) **Electronic message sign** - A sign made up of many individual light bulbs set in a grid and electronically controlled to change the message on the sign. This is not a common sign type in the area. Such a sign in general tends to dominate the area in which it is located. Electronic message signs should not be permitted in the area.
- f.) **Changeable copy sign** - A sign board with lettering that can be manually changed to alter the sign message. These signs are acceptable in C4 Districts in the Corridor, except that these signs should also not be permitted in those areas in which neon signs are prohibited.
- g.) **Painted sign** - A sign painted directly on the surface of a building wall. This type of sign has been used in the 38th Street area. When tenants change, however, it can be difficult to remove paint from a building wall. Painted signs should not be permitted in the area.

- 2.) **Sign color** - In general, signs should have colors that are compatible with the immediate environment in which they are placed. Sign lettering should contrast with the background on which it is placed so that it can be read, but it should not contrast so much that it dominates the surrounding environment.

The color of individual letter signs should complement the surface on which they are placed. The dominate feature of any sign that has a background should be the lettering and not the background. Similarly, internally lit signs should generally have a dark background and light letters to feature the letters and not the background.

- 3.) **Sign illumination** - If it is necessary to illuminate a sign for use at night, it should be done in such a way that the means of lighting does not dominate the sign. Flashing lights should not be permitted. Both internal and external illuminated signs are appropriate in the area.
  - a.) **External illumination** - Lit by shining lights on the sign. This can be accomplished in a number of ways: concealed ground lights, valance lights, shaded spot lights, etc. Bulbs in fixtures that are used for external illumination of signs should be concealed from public view. Bare bulbs should not be used to illuminate or draw attention to a sign.
  - b.) **Internal illumination** - Lit by fixtures inside the sign that shine through a translucent surface.
- 4.) **Sign letters** -
  - a.) **Style** - Style of lettering should be selected on the basis of legibility. Helvetica style lettering, with a combination of upper and lower case letters, is an example of an easy to read lettering style.

- b.) **Height** - A typical maximum height for sign lettering in the area is fifteen inches. This should be the maximum size permitted in the area, except for signs permitted on awnings which should be of size as described in "Awnings" on page B6.

**5.) Sign location -**

- a.) **Pole sign** - In areas where a pole sign may be used (see description under "Pole sign" on page B9), the bottom edge of the sign shall be at least nine feet from the ground and the top edge should be no higher than thirty feet. In the 38th Street Corridor, all portions of the sign should be behind the existing building setback lines from adjacent street rights-of-way. In the remainder of the area where pole signs are permitted, they shall meet setback requirements of the Sign Ordinance.
- b.) **Ground sign** - In the 38th Street Corridor portion of the area, ground signs should be located behind existing street right-of-way lines, except that along that portion of Meridian Street ground signs should be located no closer than ten feet from existing street right-of-way lines. In the remainder of the area, ground signs should be located as described under "Ground sign" on page B9. Ground signs shall be four feet or less in height, except along Meridian Street where it is recommended that they may be six feet or less in height if they meet the size requirements as described under "Sign size - Remaining portion of Section Six" on page B14.
- c.) **Wall sign** - Wall signs should be located on the strip of building front located between the top of the first floor windows and the top of the facade on one story buildings, and between the top of the first and the bottom of the second floor windows of a multi-story building. They should be located only on the front of building facades with frontage on public streets. Wall signs should be applied so that they blend in with the details of the storefront and not cover building features such as decorative brick work, terra cotta features, and transom windows.
- d.) **Window sign** - Opaque signs placed on windows should be out of the normal vision lines for people on the sidewalk. Business signs composed of individual letters that can generally be seen through may be at eye level.
- e.) **Incidental sign** - Most incidental signs are smaller than advertising and business signs. They also often serve a number of different functions. The location of incidental signs will be reviewed individually.  
  
Incidental signs shall not impede the vision of motorists nor shall they be placed in the street right-of-way.

- 6.) **Sign size - 38th Street Corridor portion of Section Six** - The maximum amount of sign square footage for signs for any property on any one street frontage in the area should be thirty-six square feet. The maximum permitted recommended size for each sign type in the 38th Street Corridor area, except for that portion of Meridian Street and the permitted portion of Illinois Street, should be as the following:



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## STANDARDS FOR DEVELOPMENT

- a.) **Pole sign** - Twenty-four square feet per sign face where permitted.
  - b.) **Ground sign** - Eighteen square feet per sign face.
  - c.) **Wall sign** - Thirty-six square feet per sign face.
  - d.) **Window sign** - Permanent signs may be twenty-five percent of first floor glass area. Temporary signs may be fifteen percent of first floor glass area.
  - e.) **Incidental sign** - Twelve square feet each for construction sign and four square feet each for all other incidental signs.
- 7.) **Sign size - Remaining portion of Section Six** - The maximum permitted size for each sign type in the remainder of the area should be as the following:
- a.) **Pole sign** - Twenty-four square feet per sign face where permitted.
  - b.) **Ground sign** - Twenty-four square feet per sign face if the sign height is above four feet, and thirty-six square feet per sign face if the sign height is four feet or less.
  - c.) **Wall sign** - Thirty-six square feet per sign face.
  - d.) **Window sign** - Permanent signs may be twenty-five percent of first floor glass area. Temporary signs may be fifteen percent of first floor glass area.
  - e.) **Incidental sign** - Twelve square feet each construction sign and four square feet each for all other incidental signs.
- 8.) **Number of signs - 38th Street Corridor portion of Section Six** - The following numbers of signs in the pole, ground, and wall sign categories should be permitted in the 38th Street Corridor, except for that portion of Meridian Street, and the permitted portion of Illinois Street:
- a.) **Corner lot** - any of the following combinations -
    - One pole sign and one wall sign,
    - One ground sign and two wall signs, or
    - Two wall signs.
  - b.) **Interior lot** -
    - Two wall signs, or
    - One ground sign and one wall sign.
- 9.) **Number of signs - Remaining portion of Section Six** - The following numbers of signs in the pole, ground, and wall sign categories should be permitted in the remainder of the area:
- a.) **Corner lot** -
    - Two ground signs and two wall signs.
  - b.) **Interior lot** -
    - One ground sign and one wall.

## **Non-Residential Streetscape and Site Design Components**

The design of the streetscape (e.g., benches, planters, sidewalk surfaces, trash receptacles, and landscaping) and the layout of non-residential development sites can have as significant an impact on the surrounding environment as the architecture. Potential clients and customers need to feel comfortable with the area in which they are; they need to feel that it is safe and that they can easily get around. They need to be able to leave their cars in a convenient location and have a safe and interesting walk to their destinations.

The reasons for developing streetscape and site design standards are to ensure that:

- Automobile circulation is safe and easy for the motorist to understand,
- Loading areas operate efficiently and are as much out of public view as possible, and
- The motorist/pedestrian environment is interesting and attractive.

### **A.) Streetscape Components:**

Examples of streetscape components are benches, trash cans, planters, kiosks, bus shelters, lights, landscaping, banners, flags, sidewalk surfaces, sidewalk restaurants, bollards, fountains, statues, monuments, bike racks, and telephone booths.

Streetscape elements should be used sparingly and only when there is an obvious need. They also should be compatible with their surroundings.

Materials used should be as durable and vandal proof as possible and require a minimum of maintenance. All equipment should be properly maintained.

Streetscape components should be placed and designed so that they do not significantly block pedestrian flow, views of buildings, opening car doors, emergency access, entering buildings, etc. In most cases, this means placing the elements near the curb where the sidewalk is already lost to light poles, etc. Where possible, such elements should be grouped or combined to reduce the amount of pieces on the sidewalk.

- 1.) **Benches** - Benches should be made of durable materials and weigh enough or be fastened in place so that they cannot be easily moved out of place. They should be comfortable to sit on with a seat that is at least eighteen inches wide and eighteen to twenty inches high. Benches placed in the public right-of-way should not be more than twenty inches wide. The seat should have at least a four inch overhang to provide space for heels. Two feet of leg space should be provided so that the legs of those seated will not block walkways.

There should be no advertising on benches.

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## STANDARDS FOR DEVELOPMENT

- 2.) **Trash receptacles** - Trash receptacles should be of simple design, made of durable materials and weigh enough or be fastened in place so that they can't be blown over by the wind. The opening on trash receptacles should be no higher than three feet. Open top receptacles are the easiest to use but are open to the elements and should contain weep holes. They expose trash to the public view and need to be emptied often. Trash receptacle tops with open sides either with or without spring loaded doors are a little more difficult to use but hide the trash better.  
No trash receptacle should be higher than four feet.  
There should be no advertising on trash receptacles.
- 3.) **Kiosks** - Kiosks are freestanding structures used to post advertising, public service announcements, or information to identify businesses.  
It is recommended that kiosks be permitted where there is sufficient space in the C4 Commercial District at 38th and Illinois Streets for the purpose of posting public service announcements. Kiosks should not be used for advertising or business identification.  
If used, kiosks should be durable and designed at a human scale. If they are open to the free use of the public (not covered with glass or plastic) no portion of the display space should be above an easily reachable height.  
No kiosk should be higher than nine feet.
- 4.) **Bus shelters** - In cases where significant numbers of pedestrians wait outside, especially at bus stops, some type of waiting area or bus shelter may be provided. All waiting areas should be out of the pedestrian flow of the sidewalk.  
If a bus shelter is used, it should be designed to blend into the surrounding area and be as unobtrusive and simple as possible. Bus shelters should be as comfortable as possible but not be designed in such a way that they attract non-patrons. Bus shelters should be as durable and maintenance-free as possible.  
There should be no advertising on bus shelters.
- 5.) **Pedestrian lighting** - The purposes of pedestrian scaled lighting are to illuminate pedestrian ways, provide security, and to enhance the identity of distinctive areas.  
Fixtures selected for a specific site or area should be decorative but at the same time have some relationship to the history or physical features in the area. They should be functional and provide good rendition of color at night.  
Mounting height of pedestrian fixtures should be from ten to fifteen feet. Light fixtures should be spaced apart in such a manner that the minimum average maintained horizontal footcandles does not fall below 0.9 footcandle.
- 6.) **Landscaping** - Plants can be used not only to add beauty and interest to otherwise hard surface non-residential areas but also to help to clean the air of pollution and buffer undesirable views, noises, winter winds, and harsh sunlight.

- a.) **Street trees** - Trees should be selected on the basis of their durability, height, form, color, and amount of maintenance required.  
Street trees should be medium or large trees with a single straight trunk to eight feet above ground before branching. They should be planted in the ground and not in containers.  
Street trees should be a minimum of three inch caliper at time of planting.
  - b.) **Shrubs** - Shrubs should be selected on the basis of their durability, height, form, color, and amount of maintenance required.  
Shrubs used for screening should have dense growth and should be at least thirty-six inches high at time of planting.  
For helpful information on the types of trees, shrubs, hedges, and ground covers to use in Indianapolis, with information about how to plant and maintain them, see the Division of Planning booklet, *Trees and Design on the Indianapolis Landscape*.
  - c.) **Tree guards and grates** - If tree guards are used on public sidewalks of fifteen feet or less, they should not have an outside diameter greater than one foot six inches. Wide horizontal tree guards either can obstruct car doors or the sidewalk. Flat tree grates that can be walked on are a better way of protecting the base of trees.
  - d.) **Planters** - In-ground planters are preferred over pots, planter boxes, or raised planters. Plants usually survive better if they are not exposed to wind and cold as they are in pots, planter boxes, or raised planters. In-ground plantings are more natural and more easily removed if no longer desired. A planter box full of dirt is difficult to remove. Because of the narrow width of the public sidewalks on Meridian Street, pots, planter boxes, or raised planters should not be located on or close to sidewalks.  
Planter boxes should be used year-round with shrubs and with seasonal flowers. If possible, evergreens should be placed in them for the winter months.
- 7.) **Banners** - Banners are pieces of fabric that bear emblems, mottos, slogans, etc. Banners placed on building fronts should fit in with the architecture of the building on which they are placed; they should not dominate the building facade. Banners on building facades should only be temporary in nature and not installed for long term use.  
Banners placed in yards or the right-of-way should not be placed so that they block significant views along the sidewalk. They should be placed on banner poles that are compatible with other street furniture in the area.  
Banners on banner poles can be more permanent in nature. The banners should be designed and constructed so that they are durable and will last for the period of time that they are to be displayed. Damaged or dirty banners should be promptly removed. Banners should be of simple design. Text should be held to a minimum.

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## STANDARDS FOR DEVELOPMENT

Banners should not be used as advertising signs. Banners within required sign setback areas should only be those owned and constructed by the City or an approved area nonprofit organization for use for public service announcements or for temporary announcements or special events.

Banners for temporary announcements or special events should be removed when the event is completed.

- 8.) **Flags** - Flags are pieces of cloth that contain symbols or patterns used as national, state, or local organizations. They are affixed to a flag staff attached to the building facade or a vertical flag pole. Flags should not be mounted as banners on building facades or horizontally project into the right-of-way where they will block significant views. Flags should not be used as signs.
- 9.) **Sidewalk surfaces** - Sidewalks should be made of concrete, stone, or brick. Patterns of contrasting materials can be created to provide interest and help to delineate paths, activity areas, and crosswalks.

Sidewalk surface materials should be integrated into the overall design concept for an area and be compatible with the street furnishings selected for an area. The sidewalk surface should not be so distinctive that it dominates the image of an area.

Unit masonry should be laid on a smooth and rigid base, so that a level walking surface is provided. Extremely rough walking surfaces, such as cobblestones, should not be used.
- 10.) **Sidewalk restaurants** - All sidewalk restaurants permitted within the public right-of-way should conform to the provisions of the Sidewalk Restaurant Ordinance, including that they occur on sidewalks wider than twelve feet, they be no wider than eight feet, and they be located next to retail business property. No portion of the restaurant fixtures should be permanently affixed to the sidewalk. A sidewalk restaurant should not be located in an area where there is a large amount of pedestrian traffic if the restaurant would interfere with this traffic.
- 11.) **Automobile barriers** - Automobile barriers should be placed at the outer limits of roadways and parking areas. Concrete or asphalt curbing is a typical barrier. Railroad ties, utility poles laid down, concrete wheel guards, and wood timbers should not be used as curbs.

In areas where a curb is not desirable, some form of separation of vehicles and pedestrians should be provided. Options are bollards, low walls, or post and chain. Bollards are vertical posts. They may be twenty to thirty inches in height. They should be made of metal, stone, or concrete and should be spaced no greater than five feet apart and no closer than three feet. Concrete bollards should have a scale and design that is compatible with the other streetscape components in the area where they are placed. If pipe bollards are used, they should be at least four inches in diameter, and they should be capped and painted.

If low walls are used, they should be compatible in materials and design with the adjacent buildings and no higher than forty-two inches. If posts and chains are used, they should be metal and not plastic. Posts should be no higher than thirty inches. Both posts and chains should be painted to prevent rusting, and in a color compatible with the area in which they are placed.

Guard rails should not be used as vehicle barriers in any areas visible to the public.

- 12.) **Bicycle racks** - If bicycle parking is provided, it should be convenient enough to cyclist destinations so that it will be used, and yet the parking area should be out of the way of major pedestrian movement. Bicycle parking should be in an area that has constant surveillance to help prevent bicycle theft. Spacing of parking stalls should be at least two feet to allow for easy circulation in and out. Racks that allow for locking both the wheels and the frame are most desirable.

Bicycle racks should not be located in the public right-of-way.

- 13.) **Telephone booths** - Exterior pay telephones should be the stand up pedestal type or they should be on the side wall of a building. Telephone booths should not be used because of the space they take from the sidewalk. Telephones should not be oriented so that they attract use by motorists from their cars; this type of orientation compounds traffic circulation problems.

- 14.) **Vending machines** - Vending machines, other than newspaper vending machines, limited to four feet tall by one foot six inches deep by two feet side, should not be placed in the public right-of-way. Vending machines should be permitted in those portions of C4, CS, or HD Districts that are not in required yards and are not readily visible from the public right-of-way.

- 15.) **Fountains, statues, and monuments** - While there are now few fountains, statues, and monuments in the area, it may become desirable to place more of such items in the area. In general, these items should be durable, out of the path of pedestrian flow, and designed to fit the site they are to occupy.

#### **B.) Site Design Components:**

Components of site design are parking, landscaping, fences and walls, earth work, loading areas, trash removal, and accessory buildings. Development sites should be laid out so that vehicle and pedestrian circulation is both safe and logical.

- 1.) **Parking** - In an area such as this that depends heavily on clients and customers arriving in automobiles, parking is very important. It should be laid out so that vehicle and pedestrian circulation is both safe and logical.

- a.) **Parking layout** - Parking entrances, exits, aisles and bays, and traffic circulation shall be designed and constructed according to the specifications in *Architectural Graphic Standards*, Seventh Edition, Ramsey and Sleeper, John Wiley and Sons,

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## STANDARDS FOR DEVELOPMENT

Inc., New York, NY, except that parking spaces shall be provided as set forth below.

- b.) **Standard size car parking** - Parking spaces for standard sized cars shall be not less than nine feet in width and eighteen feet in length; provided, however, that the total usable parking space shall be, in no instance, less than one hundred eighty square feet in total area.
- c.) **Small car parking** - Parking areas may be laid out with up to twenty-five percent small car spaces which should be seven and a half feet by fifteen feet and laid out according to *Architectural Graphic Standards*.

These spaces should be appropriately marked as small car parking.

- d.) **Screening and landscaping** - Parking lots should be screened on all sides where they do not abut project buildings. This screening may be either an architectural screen or a plant material screen.
  - **Architectural screen** - Fences or walls should be of metals (wrought iron, steel, aluminum, or iron), brick, stone, or other materials which are compatible with surrounding buildings. Any wall should be at least forty-two inches in height to restrict any view through it. Any metal type fence should either be landscaped in front or sit on a thirty-six inch wall to facilitate screening.
  - **Plant material screen** - A compact hedge of evergreen or deciduous shrubs, which shall be at least thirty-six inches in height at the time of planting. This screen should be provided in a strip at least six feet wide. Trees shall be included in the strip with spacing depending on species. The trees should be at least three inches caliper at time of planting.

The ground area between such wall, fence, or hedge and the front lot line shall be planted and maintained in grass, other suitable ground cover, or shrubbery. All shrubs and trees should be planted balled and burlapped.

Transitional yards may be required when non-residential uses abut dwelling districts.

- e.) **Parking access** - Public parking lots should not use alleys that have established residential uses or dwelling districts abutting them for access.

Parking areas should have direct access to a street in such a manner as to minimize interference with traffic movement and shall be so designed and located that vehicles should not back from or into a public right-of-way.
- f.) **Parking surface** - The ground surface of every parking lot in a non-residential area shall be paved with brick, concrete, asphaltic pavement, or a similar paving that is durable and dust free. The hard surface should have a definite edge to it; metal edging, curbs, sidewalks, walls, planters, etc.
- g.) **Parking space markings** - Parking spaces should be marked by surface paint or change in materials.

- h.) Parking illumination** - Lighting should be provided in parking areas that are used at night. The lighting equipment should be located, shielded, and directed so that the lighting distribution is confined to the area to be lighted.

Lighting levels for outdoor parking areas should be 2.0 footcandles. Light poles should be at least twenty feet high but not more than thirty feet high.

- i.) Wheel stops** - Where a parking lot abuts a public sidewalk or a landscape strip, wheel stops or curbing should be placed two to three feet from the sidewalk or landscape strip to avoid bumper overhangs into the walk or landscape strip.

Wheel stops should not be visible from public streets and sidewalks.

- j.) Handicapped parking** - Retail stores that attract a large segment of the general public (supermarkets, ice cream parlors, bakeries, drugstores, etc.) and offices that similarly attract the public (banks, public offices, office buildings containing several offices, etc.) should provide parking for the handicapped.

Handicapped parking spaces should be twelve feet six inches wide and should be provided in public parking lots in the following ratios:

**Recommended Number of  
Handicapped Accessible Spaces  
Table B-2**

Total Parking in Lot	Minimum Number of Accessible Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of Total
Over 1000	2% plus 1 for each 100 over 1000

- 2.) Front yards** - Front yards, where space is available and landscaped front yards are typical, should be landscaped in an open pattern, in grass and shrubbery, trees, and/or hedge to provide a partial screening of the non-residential use. An ornamental,



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## STANDARDS FOR DEVELOPMENT

decorative fence or masonry wall no more than three feet in height, may be used in conjunction with the landscaping.

- 3.) **Fences and walls** - Fences or walls in the area should be of the types described under "Architectural screen" on page B20.

Except as a temporary use during construction, chain link should be used only sparingly in the area. It should not be permitted on Meridian Street properties that do not contain buildings, in required yards abutting public streets, on the front property line, or be visible from surrounding public streets. It should not be any finish other than vinyl clad or painted. Generally, chain link fences should be forty-two inches or less in height and screened by a solid hedge.

Barbed, concertina, or razor ribbon wire topped fences should be permitted only in rare instances and where they are out of the public view.

- 4.) **Earth berms** - Berms (earthen mounds with sloping sides located between areas of approximately the same elevation) may be used in conjunction with landscaping to separate conflicting uses as well as buffer noisy or unattractive areas. They should be landscaped sufficiently to deter erosion. However, they should allow natural surveillance beyond.

- 5.) **Loading and service drives** - Off-street loading shall be provided for non-residential uses in the area in accordance with the requirements of the zoning ordinances.

- 6.) **Trash removal** - Trash storage facilities should be completely screened from surrounding views with architectural or plant material screens.

- 7.) **Accessory buildings** - Buildings such as maintenance buildings, garages, and carports should only be placed in a side or rear portion of properties and should be compatible in style, color, materials, and scale to the buildings they serve.

**PROHIBITED LAND USE**

The following uses seeking to be located within Section Six of the North Meridian Street Corridor should not be permitted. Any of the following uses lawfully in existence should be permitted to remain.

- A.) **Class I Regulated Commercial Uses**, including amusement arcade, massage parlor service or facility, adult center or facility, as defined and regulated by Commercial Special Exceptions Ordinance of Marion County, Indiana (MDC, 76-AO-2).
- B.) **Adult Entertainment Business Uses**, including adult bookstore and adult cabaret, as defined and regulated by the Adult Entertainment Business Zoning Ordinance of Marion County, Indiana (MDC, 84-AO-4).
- C.) **Pawnshop, loan shop, and variety store** (but not discount department store).
- D.) **Gasoline service station on any lot with frontage on Meridian Street.**
- E.) **Automobile sales, new or used, service and repair, auto parts sales on any lot with frontage on Meridian Street.**
- F.) **Car wash completely indoors, self-service car wash, automatic or semi-automatic car wash.**
- G.) **Package liquor store, except as a part of an integrated commercial center.**
- H.) **Drive-in restaurant (fast food restaurant), or any place or premises used for the sale, dispensing, or serving of food or beverages outdoors, or where customers may serve themselves or carry out and consume the food, refreshments, or beverages on the premises, except as a part of an integrated commercial center.**
- I.) **Indoor commercial amusement, recreation, and entertainment including:**
  - Bowling alley, billiard parlor, gymnasium, tennis facility, roller or ice skating rink, night club, private club, or lounge on any lot with frontage on Meridian Street except as a part of an integrated commercial center or as an accessory use to an office, hotel, or apartment complex.
- J.) **Job printing (printing establishments) on any lot with frontage on Meridian Street.**
- K.) **Laundromat and self-service dry cleaning on any lot with frontage on Meridian Street, except as a part of an integrated commercial center.**

## **STANDARDS FOR RESIDENTIAL DEVELOPMENT**

The standards which follow should apply for the development of residential properties. The area has a unique and interesting mixture of residential buildings. Most apartment buildings are fifty to seventy-five years old and serve as good examples of the type of architectural detail and site layout of apartment construction of that era. Homes in the area date from the turn of the century through the 1930's. Those in the north and northwest areas of the Corridor are generally reflective of middle-class architecture of the times, the majority wood frame, one or two-story on average sized city lots. Homes in the southeast portion of the area are typically more substantial on larger lots.

### **Residential Architectural Components**

Most of the apartment buildings in the area may be distinguished by the following features:

- Brick buildings with limestone or terra-cotta details,
- Flat roofs, although there are some tile, hip roofs,
- Two and three story buildings, and
- First floor raised four to eight feet above street level.

#### **A.) Building Setbacks and Yards:**

- 1.) **Front setback** - In general, new construction should have the same building-to-site relationship as other apartment buildings in the immediate area. Setbacks vary widely throughout the area, from a few feet to over one hundred feet, but are generally some fifty to sixty feet from the right-of-way line.

Parking for new apartment buildings should be located behind the front building line.

- 2.) **Side and rear yards** - The minimum depth of side and rear yards should be the same as the regulations of the primary zoning ordinances.

Typically, side and rear yards in the area have been used for parking and trash removal, and it is recommended that these uses continue where they meet the standards for parking, loading, setbacks, screening, and transitional yards. Wherever possible, parking and trash removal facilities for several different buildings should be merged so that duplication of these facilities is minimized.

#### **B.) Building Shape:**

Buildings in the area generally have facades and building plans that are right angled and perpendicular to the street. New buildings fronting on Meridian or Pennsylvania Streets should conform to this. If hip roofs are used instead of flat roofs, the roof should be covered with tile similar to existing buildings.

**C.) Building Materials:**

Significant residential buildings in the area are made principally of brick with details of limestone or terra-cotta. New buildings should be made of the same or similar materials.

Materials used in remodeling older buildings should be of a quality and style typical to apartment buildings in the area and compatible with the existing elements of the buildings on which they are placed. Materials such as wooden doors with no windows, rough sawn siding, and wooden shakes look out of place on buildings in this area and should be prohibited.

Mansard and other ornamental type roofs should not be added to buildings because they often cover up or detract from the original character of the building. They also quite frequently become maintenance problems.

Any materials used in the area should be as durable and maintenance free as possible. Brick buildings that have never been painted should be painted only if it is necessary for preservation of the bricks. Painting often takes the character away from a brick building and also necessitates more frequent maintenance than a plain brick building.

**D.) Building Color:**

Typical colors of older buildings are in a neutral range and primarily the natural colors of the materials (i.e., the colors of brick, stone, or metal). New colors should conform to this.

Color should never be the most immediately noticeable feature of a building.

**E.) Windows:**

Area apartment buildings have twenty-five to thirty percent of their exterior walls devoted to windows. New buildings should conform to this. Windows in existing buildings should not be reduced in size or filled in; either of these changes would significantly detract from a building's appearance.

**F.) Building Height:**

Area apartment buildings are typically two or three stories (with exceptions such as Summit House). This should be the guide for future development. The maximum permitted height in the D8 District is thirty-five feet. The D9 and C2 Districts have no height limitation. New apartment projects in D9 or C2 Districts should be limited to sixty feet.

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## **STANDARDS FOR DEVELOPMENT**

The ground floors of most area apartment buildings in the area are raised four to eight feet above the street pavement. This is done either by raising the site several feet or by raising the ground floor or a combination of both. New construction should do the same.

### **G.) Mechanical Equipment:**

Elements of mechanical equipment such as air conditioning equipment, heating ducts, microwave dishes, and antennae, should be out of public view, especially from surrounding streets, and not located in any required yards. Window air conditioners in residential buildings may be permitted; however, every effort should be made to keep them off of windows facing Meridian Street and other major streets.

### **H.) Awnings:**

Awnings are fabric structures extended over building doors or windows for the purpose of shading windows or providing weather protection for pedestrians.

Awnings should fit within the window bays of building facades and reflect the building facade proportions. If they contain signs, are in the public right-of-way or a required yard, or are above a sidewalk, they should be a minimum of nine feet above the grade line. No awning should be less than eight feet above the grade line. No awning should project more than five feet from the building.

Awnings should be supported by the building on which they are placed; they should not be supported with vertical members. An awning on an apartment building may have the name of the apartment building and the building address. Lettering should be limited to twenty-five percent of the average surface area of the awning.

Awnings may be colorful (including vertical striped colors), but the colors used should not contrast significantly with the surrounding environment.

Metal, fiberglass, or wooden awnings should not be permitted.

### **I.) Miscellaneous Attachments to Facades:**

No item attached to the facade of a building and located above a public sidewalk should extend lower than eight feet above the sidewalk. This includes ornamental lights, awnings, canopies, roof brackets, and flags.

## **Residential Signs**

Signs used to identify apartment buildings in the area have typically been either ground signs or wall signs. New signs should be either of these two types of signs, except that awning signs, canopy signs, and window signs will be permitted.

Signs should be compatible in color, style, construction, location, etc. with the surrounding environment, as simple and straightforward as possible in identifying buildings, easy to read, and not in competition with or confused with traffic control or safety devices.

### **A.) Sign Types:**

A ground sign is supported by one or more uprights or braces in the ground with a sign surface extending downward to or near ground level. Ground signs, as permitted by the Sign Ordinance, may be no taller than four feet in height, except that variance from the Sign Ordinance will be supported for instances as described in the "Standards for Non-Residential Development" under "Sign size - Remaining portion of Section Six" on page B14.

A wall sign is affixed to an exterior wall of a building and does not extend more than eighteen inches from the front of the building wall.

An awning sign is a sign on a fabric structure extended over a building door or window. Awning signs should only have the name of the apartment and the building address.

A canopy sign is a sign on a roof-like projection over a building door or window, or a sign on a fabric structure or roof-like projection suspended or supported over a sidewalk. Canopy signs should be permitted on canopies that are located at or behind the established setback line. Canopy signs should have only the name of the apartment and the building address.

A window sign is placed in, behind, affixed to, or painted on a window of a building. Window signs should only have the name of the apartment and the building address.

### **B.) Sign Construction:**

1.) **Materials** - A wooden sign is constructed primarily of either wood or wood products. Wooden signs, especially painted plywood, are fairly common in the area. As long as they are well maintained, wooden signs are acceptable.

A metal sign is constructed primarily of metal, either painted or of natural finish. It may be a continuous sheet or individual letters. Metal signs are acceptable in the area.

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## STANDARDS FOR DEVELOPMENT

Residential buildings sometimes have signs made out of the materials that the building is constructed of, such as the building name carved in stone. This type of sign is acceptable in the area.

Plastic, neon, electronic message, changeable copy, and signs painted on the surface of building walls are not appropriate sign types for apartment buildings in the area.

- 2.) **Sign illumination** - If it is necessary to illuminate a sign for use at night, it should be done in such a way that the means of lighting does not dominate the sign. This can be accomplished in a number of ways: concealed ground lights, valance lights, shaded spot lights, etc. Bulbs in fixtures that are used for external illumination of signs should be concealed from public view. Bare bulbs should not be used to illuminate or draw attention to a sign.
- 3.) **Sign letters** -
  - a.) **Style** - Style of lettering should be selected on the basis of legibility. Helvetica style lettering, with a combination of upper and lower case letters, is an example of an easy to read lettering style.
  - b.) **Height** - A typical maximum height for sign lettering in the area is fifteen inches. This should be the maximum size permitted in the area.
- 4.) **Sign location** -
  - a.) **Ground sign** - In the 38th Street Corridor portion of the area, ground signs should have all portions of their structure behind existing right-of-way lines. In the remaining portion of Meridian Street, ground signs should be setback at least ten feet from the street right-of-way line if adjacent to an entry or exit drive, however if not adjacent to an entry or exit drive ground signs may be setback four feet from the street right-of-way line. Sign setbacks for the portions of properties at the intersections of public streets should meet the setback requirements of the Sign Ordinance. In the remainder of the area, ground signs should meet setback requirements of the Sign Ordinance.
  - b.) **Wall sign** - Wall signs should be located above or beside an entry door.
- 5.) **Sign size** -
  - a.) **Ground sign** - For residential properties fronting on Meridian Street, twenty-four square feet per sign face if the sign is above four feet and under six feet, and thirty-six square feet per sign face if the sign is four feet or less. For residential properties in the remainder of the area, nine square feet per sign.
  - b.) **Wall sign** - Nine square feet per sign.

**6.) Number of signs -** The following numbers of signs should be permitted at apartment developments in the area:

- a.) Corner lot with three street frontages -**  
-Three wall signs and two ground signs.
- b.) Corner lot with two street frontages -**  
-Two wall signs and one ground sign.
- c.) Interior lot -**  
-One wall sign and one ground sign.



### Residential Streetscape and Site Design Components

Streetscape and site design are critical parts of any apartment building design in the area. The site should provide recreation space, parking lots, and appropriate buffering from surrounding streets. New apartment projects should have stately yards similar to existing buildings and yet should provide parking that meets zoning ordinance standards.

#### A.) Streetscape Components:

- 1.) **Landscaping** - Much of the existing landscaping areas in the Corridor are in the yards of apartment buildings. This landscaping adds beauty and interest, helps to clean the air of pollution, and buffers undesirable views, winter winds, and harsh sunlight.

- a.) **Trees and shrubs** - Trees and shrubs should be selected on the basis of their durability, height, form, color, and amount of maintenance required.

Street trees should be medium or large trees with a single straight trunk to eight feet above ground before branching. They should be planted in the ground and not in containers.

Street trees should be a minimum of three inch caliper at time of planting.

Shrubs used for screening should have dense growth and should be at least thirty-six inches high at time of planting.

Trees and shrubs should be adequately maintained to ensure proper growth. Dead trees and shrubs should be replaced as soon as possible.

For helpful information on the types of trees, shrubs, hedges, and ground covers to use in Indianapolis, with information about how to plant and maintain them, see the Division of Planning booklet, *Trees and Design on the Indianapolis Landscape*.

- b.) **Tree guards and grates** - If tree guards are used on public sidewalks of fifteen feet or less, they should not have an outside diameter greater than one foot six inches. Wide horizontal tree guards either can obstruct car doors or the sidewalk. Flat tree grates that can be walked on are a better way of protecting the base of trees.

- c.) **Planters** - In-ground planters are preferred over pots, planter boxes, or raised planters. Plants usually survive better if they are not exposed to wind and cold as they are in pots, planter boxes, or raised planters. In-ground plantings are more natural and more easily removed if no longer desired. A planter box full of dirt is difficult to remove. Because of the narrow width of the public sidewalks on Meridian Street, pots, planter boxes, or raised planters should not be located on or close to sidewalks.

Planter boxes should be used year-round with shrubs and with seasonal flowers. If possible, evergreens should be placed in them for the winter months.

- 2.) **Sidewalk surfaces** - Sidewalks should be made of concrete, stone, or brick. Patterns of contrasting materials can be created to provide interest and help to delineate paths, activity areas, and crosswalks.

Sidewalk surface materials should be integrated into the overall design concept for an area and be compatible with the street furnishings selected for an area. The sidewalk surface should not be so distinctive that it dominates the image of an area.

Unit masonry should be laid on a smooth and rigid base, so that a level walking surface is provided. Extremely rough walking surfaces, such as cobblestones, should not be used.

- 3.) **Automobile barriers** - Automobile barriers should be placed at the outer limits of roadways and parking areas. Concrete or asphalt curbing is a typical barrier. Railroad ties, utility poles laid down, concrete wheel guards, and wood timbers should not be used as curbs.

In areas where a curb is not desirable, some form of separation of vehicles and pedestrians should be provided. Options are bollards, low walls, or post and chain.

Bollards are vertical posts. They may be twenty to thirty inches in height. They may be constructed of metal, stone, or concrete and should be spaced no greater than five feet apart and no closer than three feet. Concrete bollards should have a scale and design that is compatible with the other streetscape components in the area where they are placed. If pipe bollards are used, they should be at least four inches in diameter, and they should be capped and painted.

If low walls are used, they should be compatible in materials and design with the adjacent buildings and no higher than forty-two inches. If posts and chains are used, they should be metal and not plastic. Posts should be no higher than thirty inches. Both posts and chains should be painted to prevent rusting, and in a color compatible with the area in which they are placed.

Guard rails should not be used as vehicle barriers in any areas visible to the public.

- 4.) **Bicycle racks** - If bicycle parking is provided, it should be convenient enough to cyclist destinations so that it will be used, and yet the parking area should be out of the way of major pedestrian movement. Bicycle parking should be in an area that has constant surveillance to help prevent bicycle theft. Spacing of parking stalls should be at least two feet to allow for easy circulation in and out. Racks that allow for locking both the wheels and the frame are most desirable.

Bicycle racks should not be located in the public right-of-way.

- 5.) **Fountains, statues, and monuments** - While there are now few fountains, statues, and monuments in the area, it may become desirable to place more of such items in the area. In general, these items should be durable, out of the path of pedestrian flow, and designed to fit the site they are to occupy.

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## STANDARDS FOR DEVELOPMENT

### B.) Site Design Components:

- 1.) **Parking** - Parking will be a vital component of any new development in the area. It should not intrude on pedestrian areas or neighboring residential areas, and yet it should be convenient for residents.
  - a.) **Parking layout** - Parking entrances, exits, aisles and bays, and traffic circulation shall be designed and constructed according to the specifications in *Architectural Graphic Standards*, Seventh Edition, Ramsey and Sleeper, John Wiley and Sons, Inc., New York, NY, except that parking spaces should be provided as set forth below.
  - b.) **Parking space size** - Parking spaces for standard size cars shall be not less than nine feet in width and eighteen feet in length; provided, however, that the total usable parking space should be, in no instance, less than one hundred eighty square feet in total area. Parking lots may be laid out with up to twenty-five percent small car spaces which should be not less than seven and a half feet by fifteen feet and laid out according to *Architectural Graphic Standards*. These spaces should be appropriately marked as small car parking.
  - c.) **Screening and landscaping** - Parking lots should be screened on all sides where they do not abut project buildings. This screening may be either an architectural screen or a plant material screen.
    - **Architectural screen** - Fences or walls should be of metals (wrought iron, steel, aluminum, or iron), brick, stone, or other materials which are compatible with surrounding buildings. Any wall should be at least forty-two inches in height to restrict any view through it. Any metal type fence should either be landscaped in front or sit on a thirty-six inch wall to facilitate screening.
    - **Plant material screen** - A compact hedge of evergreen or deciduous shrubs, which shall be at least thirty-six inches in height at the time of planting. This screening should be provided in a strip at least six feet wide. Trees shall be included in the strip with spacing depending on species. The trees should be at least three inches caliper at time of planting.

The ground area between such wall, fence, or hedge and the front lot line shall be planted and maintained in grass, other suitable ground cover, or shrubbery. All shrubs and trees should be planted balled and burlapped.
  - d.) **Parking access** - Parking lots should have direct access to a street or alley way in such a manner as to minimize interference with traffic movement and shall be so designed and located that vehicles should not back from or into a public right-of-way.
  - e.) **Parking surface** - The ground surface of every apartment building parking lot shall be paved with brick, concrete, asphaltic pavement, or a similar paving that is durable and dust free. The hard surface should have a definite edge to it; metal edging, curbs, sidewalks, walls, planters, etc.

- f.) **Parking space markings** - Parking spaces should be marked by surface paint or change in materials.
  - g.) **Parking illumination** - Lighting should be provided in parking areas that are used at night. The lighting equipment should be located, shielded, and directed so that the lighting distribution is confined to the area to be lighted.  
Lighting levels for outdoor parking areas should be 2.0 footcandles. Light poles should be at least twenty feet high but not more than thirty feet high.
  - h.) **Wheel stops** - Where a parking lot abuts a public sidewalk or a landscape strip, wheel stops or curbing should be placed two to three feet from the sidewalk or landscape strip to avoid bumper overhangs into the walk or landscape strip.  
Wheel stops should not be visible from public streets and sidewalks.
- 2.) **Front yards** - Front yards should be landscaped in an open pattern, in grass and shrubbery, trees and/or hedges. An ornamental, decorative fence or masonry wall no more than three feet in height, may be used in conjunction with the landscaping. The front yard should not be used for garages, carports, swimming pools, playgrounds, maintenance buildings, other accessory buildings, off-street parking, etc.
  - 3.) **Fences and walls** - Fences or walls in the area should be of the types described under "Architectural screen" on page B32.  
Except as a temporary use during construction, chain link should be used only sparingly in the area. It should not be permitted on Meridian Street and Pennsylvania Street properties that do not contain buildings, in yards abutting public streets, or on the front property line. It should not be any finish other than vinyl clad or painted. Generally, chain link fences should be forty-two inches or less in height and screened by a solid hedge.  
Barbed, concertina, or razor ribbon wire topped fences should not be permitted.
  - 4.) **Earth berms** - Berms (earthen mounds with sloping sides located between areas of approximately the same elevation) may be used in conjunction with landscaping to separate conflicting uses as well as buffer noisy or unattractive areas. They should be landscaped sufficiently to deter erosion. However, they should allow natural surveillance beyond.
  - 5.) **Trash removal** - If common trash storage facilities are provided outside, such as dumpsters, they should be completely screened from surrounding view with an architectural or plant material screen.
  - 6.) **Accessory buildings** - Buildings such as maintenance buildings, garages, and carports only should be placed in a side or rear yard and should be compatible in style, color, materials, and scale to the apartment building they serve.
  - 7.) **Swimming pools** - Swimming pools, hot tubs, and similar features should be located in the side or rear yard but no closer than twenty feet to the property line.

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## **STANDARDS FOR DEVELOPMENT**

The pool area should be enclosed by a fence with a self-closing, self-latching back gate. Such fence should be an ornamental fence, solid fence, or wall and should not be less than five feet in height.

A buffer screen should be provided and maintained between the pool and the lot lines.

# MAP C-1 PARCEL MAP

## NORTH MERIDIAN CORRIDOR-SECTION SIX PLAN

NOVEMBER, 1986



DEPARTMENT OF METROPOLITAN DEVELOPMENT  
DIVISION OF PLANNING  
Indianapolis-Marion County, Indiana

The preparation of this map was financed in part  
by a Community Development Block Grant



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**APPENDIX C****BUILDING OCCUPANTS/PROPERTY OWNERS**

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
A-1	111 W. 40th	Residence	G.P. & J. Hanna Stewart
A-2	3960 N. Illinois & 101 W. 40th	Residences (2)	T.C. and A.F. Ragucci
A-3	3956 N. Illinois	Substation	Indianapolis Power and Light Co.
A-4	3954 N. Illinois	Residence	F.P. Lloyd, Jr., et al
A-5	3952 N. Illinois	Bino's Bootery	B & G Realty
A-5A	3950 N. Illinois	Tuchman Cleaners	B & G Realty
A-5B	3932 N. Illinois	Hook's Drug Store	B & G Realty
		Perfect Touch Beauty Salon	
A-6	3930 N. Illinois	Barr Old English Parge Wk	G.R. & S.L. Barr
A-7	3902 N. Illinois	7/11 Supermarkets, Inc.	7/11 Realty
A-8	3890 N. Illinois	Hogan Auto Parts	J.P. Wilson
A-9	3842 N. Illinois	Headlines Beauty Salon	J.E. Realty
A-10	3840 N. Illinois	Lazy Acres Antiques	J.E. Realty
A-11	3838 N. Illinois	Curley's One Hour Cleaners	J.E. Realty
A-12	3832 N. Illinois	Volunteers of America	G. Spicuzza
A-13	3828 N. Illinois	Cheatham and Moore Barber	G. Spicuzza
A-14	3826 N. Illinois	Melody Inn	M & L Hirsch
A-15	3824 N. Illinois	Joseph's Jewelry and Loan Co.	M & L Hirsch
A-16	3822 N. Illinois	Christopher's Restaurant	Locascio & Pritchard, Inc.
A-17	3818 N. Illinois	Costumes by Margie	J.M. & M.M. Grimes
A-18	3816 N. Illinois	Rapps Jewelry and Loan Co.	Rapp's Loan Office
A-18A	3814 N. Illinois	Rapps Mens Wear	Rapp's Loan Office
A-19	3804 N. Illinois	Apartments (Vacant, 5)	OG, RE & MM Warrick
A-19A	3802 N. Illinois	Payless Shoes	OG, RE & MM Warrick
A-19B	104 W. 38th	Parking Lot	Wayne W. & Marion Warrick
A-20	3951 N. Illinois	Tarkington Park	City of Indianapolis
			Department of Parks and Recreation
A-21	3839 N. Illinois	Vacant Grocery Store	Indiana Grocery Co., Inc.
A-22A	3837 N. Illinois	Jeanie's Laundry/Cleaners	Alma F. Kimmel
A-22B	3835 N. Illinois	Kimmel Shoe Repair	Alma F. Kimmel
A-22C	3833 N. Illinois	Ace Hardware	Alma F. Kimmel
A-22D	3827 N. Illinois	American Beauty Supply	A.C. Realty, Inc.
A-22E	3825 N. Illinois	Al's Wicker Imports	A.C. Realty, Inc.
A-22F	3823 N. Illinois	Christian Science Reading Room	A.C. Realty, Inc.
A-22G	3821 N. Illinois	Queen Bee Bag	A.C. Realty, Inc.
A-22H	3819 N. Illinois	Goldenrod Wedding Service	A.C. Realty, Inc.
A-22I	3817 N. Illinois	Hats and More	A.C. Realty, Inc.
A-22J	3815 N. Illinois	Electro-Hygiene Company	A.C. Realty, Inc.
A-23	3801 N. Illinois	Sierra House of Flowers	38th and Illinois Association
A-23A	46 W. 38th	Deluxe Auto Company	Thomas E. Farson
A-23B	40-42 W. 38th	Parking Lot	North United Methodist Church Trust
A-24	3806 N. Meridian	North United Methodist Church	North United Methodist Church

# APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
B-1	3965 N. Meridian	West Baking Company	West Baking Company
B-2	3951 N. Meridian	Meridian Tower Apartments(W) (54)	Benchmark Investments
B-3	3935 N. Meridian	Gulf Coast Explorations	R.L. & B.L. Herndon
B-4	3921 N. Meridian	& Herndon and Assoc.	
B-5	3909 N. Meridian	Indiana State Medical Assoc.	Indiana State Medical Assoc.
B-6	3901 N. Meridian	PIC	G & BJ Roberts
B-7	3843-45 N. Meridian	M.L.King, Jr. Multi-Service Center	Indianapolis Foundation
B-8	3833 N. Meridian	Forum Building	James Crouse
B-9	34 E. 39th	The Agency/M.S. Casser & Co.	Indiana State Medical Assoc.
B-12	3825 N. Meridian		of Marion County, Jewish Welfare Fed. et al
B-13	23 E. 39th	Indiana Department of Education	Merchants National Bank
B-14	3801 N. Meridian	Residence	J.D. Davis
B-15	3802-12 N. Pennsylvania	Evelyn Pitschke, Atty.	L.E. Conway
B-16	3826 N. Pennsylvania	Office	A.R. Beard & N.G. Culbertson
B-17	27 E. 39th	Summit House Apartments (166)	Summit House Apts.
B-18	25 E. 39th	Art Work Frames	
B-23	3838 N. Penn./38 E. 39th	World Travel Service	
B-24	3840 N. Pennsylvania	Gardner Agency	
B-25	3848 N. Pennsylvania	Glen Ayr Apartments (17)	V.L. Corbett
B-26	3852-54 N. Pennsylvania	Residence	G.M. & J. Goodman
B-27	3856-58 N. Pennsylvania	Vacant Lot	Russell M. Tolley & Assoc.
B-28	3906-08 N. Pennsylvania	Parking Lot	Merchants National Bank
B-29	3916 N. Pennsylvania	Office	RK, JD & RK Davis
B-30	3920 N. Pennsylvania	Residence	RK, JD & RK Davis
B-31	25 E. 40th	Residence	S.J. Cohen
B-32	3963 N. Pennsylvania	Residences (2)	F.O. Schneel
B-33	3957 N. Pennsylvania	Residences (2)	R.R. King
B-34	3951 N. Pennsylvania	Residences (2)	J.L. & J.A. Logan
B-35	3939 N. Pennsylvania	Office	J.R. Starnes
B-36	3931 N. Pennsylvania	Residence	Indiana State Medical Assoc.
B-37	3925 N. Pennsylvania	Meridian Tower Apartments(E) (57)	Benchmark Investment
B-38	3921 N. Pennsylvania	Residence	S. Ryan
B-39	3915 N. Pennsylvania	Residence	G.W. & R.A. Gardner
B-40	3909 N. Pennsylvania	Residence	S. Ryan
B-41	3907 N. Pennsylvania	Residence	M.S. & M.S. Falls
B-42	3905 N. Pennsylvania	Residence	C.R. & C.H. Rumer
B-44	3901-03 N. Pennsylvania	Residence	Broad Ripple Construction Corp.
B-45	3857 N. Pennsylvania	Residence	R.J. & L.S. Gardner
B-46	3851 N. Pennsylvania	Residence	M.A. & K.N. Scheidler
B-47	3845 N. Pennsylvania	Residence	Henry & G. Gordon
B-48	3841 N. Pennsylvania	Residence	D.L. & E. Honaker
B-49	3835 N. Pennsylvania	Residence	J.P. & P.F. Coe
B-50	3817 N. Pennsylvania	Residences (2)	R.M. & B.L. Riegel
			Karol E. A. Ruby
			Daniel T. & Marjorie J. Veza
			J.R. & D.M. Hammond
			Eddie Lee Kendrick
			T.C. & B. Simmons Pericak
			Better Homes Federal Savings and Loan



## APPENDIX C

<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
C-57 3740 N. Salem	Parking Lot	Einar Rafn Stefansson et al
C-58 3730-32 N. Salem	Residences (2)	Otto & Mary E. Eans
C-59 3724 N. Salem	Residence	Christine Collins
C-60 3700-20 N. Salem	Parking Lot	Family Partnership/Leo Lippman
C-61 3652 N. Salem	Residence	Edna H. Briscoe
C-62 3648 N. Salem	Residence	Herbert C. Miller
C-63 3644 N. Salem	Residence	Essie Buckner et al
C-64 3640 N. Salem	Residence	Lucile B. Wimsatt
C-65 3636 N. Salem	Residence	Hart O'Neal & Shirley Dean
C-66 3632-34 N. Salem	Residences (2)	Horty & Esther Springfield
C-67 3628-30 N. Salem	Residences (2)	James Bagley et al
C-68 3624-26 N. Salem	Residences (2)	Harold E. & Inez Jameson
C-69 3618-20 N. Salem	Residences (2)	Alonzo L. & H. Lee Daniels
C-70 3616 N. Salem	Residence	Alonzo L. & H. Lee Daniels
C-71 3612-14 N. Salem	Residences (2)	Edith M. Edwards
C-72 3608-10 N. Salem	Residences (2)	Church, Coppin Chapel, A.M.E.
C-73 3604 N. Salem/40 W. 36th	Residences (2)	Delbert & Mary Alyce Siveatt
C-74 14 W. 36th	Residence	Mary Lou Harvey
C-75 18 W. 36th	Residence	Rosa M. Howard
C-76 22 W. 36th	Residence	Gayzola Brasher & Brian Keith
C-77 26 W. 36th	Residence	Beatrice V. Hill
C-78 3619-21 N. Salem	Residences (2)	Mary Alfred Lee
C-79 3623-25 N. Salem	Residences (2)	Thomas E. & Rosalyn E. Rudy
C-80 3627-29 N. Salem	Residences (2)	Thomas E. & Rosalyn E. Rudy
C-81 3631-33 N. Salem	Residences (2)	Jack R. Foree
C-82 3635-37 N. Salem	Residences (2)	Richard & Mildred Gorham
C-83 3641-43 N. Salem	Residences (2)	Jack R. Foree
C-84 3721-23 N. Salem	Residences (2)	Howard A. & Betty Jean Gilbert
C-85 3727-29 N. Salem	Residences (2)	Georgia Mae Spann
C-86 3735 N. Salem	El Dee Apartments (13)	El Dee II
C-87 3741 N. Salem	Residence	Leon & Pearl Levi
C-88 3743 N. Salem	Residence	Leon & Pearl Levi
C-89 3610 N. Meridian	Vacant Building	Shaw-Walker Company
C-90 3620 N. Meridian	WCEI Ch. 32	Jane Shapiro
C-91 19-21 W. 38th	Merchants National Bank	Merchants National Bank
C-93 3630 N. Meridian	The Winston Apartments (27)	Thomas E. & Rosalyn E. Rudy
C-94 3640 N. Meridian	Oxmoor Apartments (27)	Thomas J. King
C-99 3710 N. Meridian	Shoreland Towers (229)	Indiana University
C-100 3720 N. Meridian	Bauer Apartments (25)	Family Partnership
C-101 3726 N. Meridian	Meridian Plaza Apartments (20)	Family Partnership
C-102 3736 N. Meridian	El Dee Apartments (13)	El Dee II
C-103 3744 N. Meridian	Apartments (13)	Eugene and Barbara L. Cox
C-104 3750-52 N. Meridian	Office Building: H & R Block, Centurion Insurance Co., Ind. Realty Closings, Inc., 1st National Mortgage of Ind., Century Investigations Bureau, Central Ind. Bonding, Inc.	Einar Rafn & Lena Stefansson Reardon
C-107A 3768 N. Meridian	Memon's Dry Cleaners	Ron Anderson
C-107B 3766 N. Meridian	Jarrell, Inc. Hair Salon	
C-107C 3764 N. Meridian	Dr. Mandresh, Podiatrist	
C-107D 3762 N. Meridian	The Serving Spoon	
C-108 3778 N. Meridian	National Auto Alarm Co.	Milton and Roberta Tavel

# APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
D-1	1 E. 38th 21 E. 38th 25 E. 38th	People's Drugs Sights & Sounds Furn. Rental Fast Eddie's Restaurant	Blvd. Realty
D-2	3777 N. Meridian	Hamilton Meridian Apartments (38)	Richard Hamilton
D-2A	3775 N. Meridian	Parking Garage	Richard Hamilton
D-3	3761 N. Meridian	The Schuyler (36)	Martin Dorfman
D-4	3755 N. Meridian	Braybeth Apartments (8)	Martin Dorfman
D-5	3753 N. Meridian	Howland Manor (19)	John Ross
D-6	3737 N. Meridian	Plaza 3737	Herrick Properties
D-7	3733 N. Meridian	Quality Printers Office	First Source Bank
D-7A	3721 N. Meridian	Vacant Lot	First Source Bank
D-8	3707-15 N. Meridian/ 18 E. 37th	Moynahan Apartments (36)	Mary Louise Moynahan, Trustee
D-9	3637 N. Meridian	Underwriters National Assurance Company	Underwriters National Assurance Company
D-10	3601 N. Meridian	Shortridge Apartments (27)	James F. & Susan M. Maguire
D-11	42 E. 36th	Residence	Charles G. Daube
D-12	46 E. 36th	Residence	George P. Fuzy, Jr.
D-12A	30 E. 36th	Vacant Lot	Underwriters National Assurance Company
D-12B	26 E. 36th	Parking Lot	James F. & Susan M. Maguire
B-12C	24 E. 36th	Parking Lot	Underwriters National Insurance Co.
D-13	3602 N. Pennsylvania	Residence	Terence E. Woodall & Craig N. Snoeberger
D-14	3608 N. Pennsylvania	Residence	John L. & Nancy Selch
D-15	3610 N. Pennsylvania	Residence	Morris Ringel
D-16	3614 N. Pennsylvania	Residence	Frank & Cynthia Deal
D-17	3618 N. Pennsylvania	Residence	Frank & Cynthia Deal
D-18	3624 N. Pennsylvania	Residence	Edwin Casebeer
D-19	3628 N. Pennsylvania	Residence	James Kohl
D-20	3630-32 N. Pennsylvania	Residences (2)	Arthur Sumrall
D-21	41 E. 37th	Residence	Ruth Stevens
D-22	37 E. 37th	Residences (3)	Jerry & Joyce Dorsey
D-23	33 E. 37th	Residence	Lois H. Franklin
D-24	29 E. 37th	Residence	Kenton & Maurice Graber
D-25	25 E. 37th	Residence	Townsend E. Taggart
D-26	22 E. 37th	Residence	Mary Louise Moynahan, Trustee
D-27	30 E. 37th	Residence	Jack Smitha
D-28	34 E. 37th	Residence	Daniel D. Taylor
D-29	38 E. 37th	Residence	Viola Smitha
D-30	40-42 E. 37th	Residences (2)	Robert L. Young
D-31	3702-04-06 N. Pennsylvania/ 48 E. 37th	Apartments (4)	Barbara Ann Jacobs
D-32	3710 N. Pennsylvania	Residence	Dorchester Associates
D-33	3720 N. Pennsylvania	The Dorchester Apartments (55)	Frederic Mohs and Peterson Dev.
D-34	3730 N. Pennsylvania	Parking Lot	Herrick Properties Ltd.
D-35	3740 N. Pennsylvania	Pennview Apartments (24)	William R. Clark
D-35A	3742 N. Pennsylvania	Vacant Lot	Fox, Trahin & Fox
D-36	3746 N. Pennsylvania	Apartments (4)	Robert Simpson
D-37	3758 N. Pennsylvania	Buchanan Apartments (12)	North Central Church of Christ (1/4), Grand Lodge of Accepted & Free Masons (3/4)

## APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
E-51	3555 N. Illinois/55 W. 36th	Residences (2)	Roosevelt & Alice C. Ruffin
E-52	3560 N. Salem	Residence	Norman G. Pernell
E-53	3554-56 N. Salem	Residences (2)	Karen & Kay McGriff
E-54	3550-52 N. Salem	Residences (2)	Willie A. & Mary C. Johnson
E-55	3548 N. Salem	Residence	Better Homes Savings & Loan Assoc.
E-56	3542 N. Salem	Residence	James Gaines
E-57	3538 N. Salem	Residence	Kenneth & Bessie C. Woods
E-58	3534 N. Salem	Residences (2)	Excalibur Company
E-59	3530 N. Salem	Residence	John T. & Helen L. Marion
E-60	3528 N. Salem	Residence	Benchmark Investment & Development Corp.
E-61	3524 N. Salem	Vacant Lot	Edward L. & Patricia L. Dowdell
E-62	3518-20 N. Salem	Residences (2)	Willie D.F. Turner
E-63	3516 N. Salem	Residence	James W. & Ruth M. Clay.
E-64	3512 N. Salem	Residence	Gwendolyn Williams
E-65	3506 N. Salem	Apartments (3)	Gwendolyn Williams
E-66	3502 N. Salem	The Gregory (4)	James Kendrix
E-66A	39-41 W. 35th	Residences (2)	Arthur C. Allen
E-66B	43 W. 35th	Residence	Ida Mae Sullivan
E-67	3470 N. Salem	Residence	Barbara J. Allen
E-68	3466 N. Salem	Residence	Arthur C. Allen
E-69	3440-60 N. Salem	Parking Lot	Community Blood Bank of Marion County, Inc.
E-70	3430 N. Salem	Residence	Esther C. Safford
E-71	3422 N. Salem	Parking Lot	Robert L. Young
E-71A	3420 N. Salem	Parking Lot	Sedd Realty Company
E-71B	3404 N. Salem	Parking Lot	Joseph & Carolyn Barbieri
E-72	3401-17 N. Salem	Parking Lot	Sedd Realty Company
E-73	3419 N. Salem	Residence	Joseph H. & Elsie Ann Sullivan
E-75	3501-03 N. Salem	Residences (2)	Christine Huff & Rosella Ford Huff Majors
E-76	3507 N. Salem	Residence	A.D. & Christina H. Ford
E-77	3515 N. Salem	Residence	Robert L. Young
E-78	3517-25 N. Salem	Parking Lot	James & Susan Maguire
E-79	3547-3555 N. Salem	Parking Lot	James & Susan Maguire
E-80	3559 N. Salem	Residence	Herbert L. Lyons
E-81	3561 N. Salem/35 W. 36th	Residences (2)	Herbert L. Lyons
E-82	31 W. 36th	Residence	Cephus Owens Brown
E-83	3590 N. Meridian	M, W, H & H, Attys.	Bert Fazli
E-84	3540 N. Meridian	Biltmore Apartments (37)	James and Susan Maguire
E-85	3536 N. Meridian	Park Lane Apartments (36)	John and Rose McEvoy
E-86	3524 N. Meridian	C.C. Clinic/Optiview Vision	Medix, Inc.
E-87	3502 N. Meridian	Rademaker-Frallic Insurance	John Rademaker
E-88	3470 N. Meridian	Frontenac Apartments (102)	James Lund
E-89	3450 N. Meridian	Central Indiana Regional Blood Center	Central Indiana Regional Blood Center
E-90	3440 N. Meridian	Dentistry & Orthodontics	Robert L. Young
E-91	3426 N. Meridian	Meridian Dental Group	Dr. John Bailly
E-92	3420 N. Meridian	Vernon Court Apartments (19)	John and Susan Ross
E-93	3402 N. Meridian	Vacant Lot	Sedd Realty

# APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
F-1	3557 N. Meridian/1 E. 36th	Apartments (50)	Peter B. & Mary Ann Walsh
F-2	3541 N. Meridian	Llanhurst Apts. (30)	Robert Briggs
F-3	3501 N. Meridian	Shortridge Athletic Field	Indianapolis Board of School Commissioners
F-4	3401 N. Meridian	Shortridge Jr. High School	Indianapolis Board of School Commissioners
F-5	3444 N. Pennsylvania	Penn Ridge Manor House (16)	James & Barbara MacGregor
F-6	3454 N. Pennsylvania	Penn-Main (13)	El Dee III
F-7	3460 N. Pennsylvania	Penn-Ridge (13)	El Dee III
F-8	3510 N. Pennsylvania	Edgewood Villa Apartments (28)	Edgewood-Traymore
F-8A	3520 N. Pennsylvania	Tennis Courts	Indianapolis Board of School Commissioners
F-9	3524 N. Pennsylvania	Medford Apartments (37)	Medford Associates
F-10	3540 N. Pennsylvania	Penwood Homes Apartments (23)	William R. Clark
F-10A	39 E. 36th	Garages	William R. Clark
F-11	3552 N. Pennsylvania	Apartments (6)	John Heeter
F-12	3560 N. Pennsylvania	Residence	Thelma & Charles Sansbury
F-13	21-23 E. 36th	Residences (2)	Ural Smith
F-14	25 E. 36th	Residence	Robert O. Bailey
F-15	31 E. 36th	Residence	Russell S. Clark
F-16	33 E. 36th	Residence	Dora Lee Brown
F-17	35 E. 36th	Residence	Emma Hudson
F-18	41 E. 36th	Residence	Dennis N. & Cynthia Jackson
F-19	3598 N. Pennsylvania	Residences (2)	Fannie & Yvonne Morton
F-20	131 E. 36th	Residence Garage	Cynthia E. & Tyrone Bigbee
F-21	115-117 E. 36th	Residences (2)	Frank & Shirley J. Alexander
F-22	3561 N. Pennsylvania	House Call Physicians, Inc. M. Dargitz Social Consltnt.	Michael E. Pratt
F-23	3543 N. Pennsylvania	Apartments (4)	Michael E. Pratt
F-24	3539 N. Pennsylvania	Apartments (17)	Michael E. Pratt
F-25	3537 N. Pennsylvania	Laco Towne Club Apartments (7)	Laco Towne Club Apartments
F-26	3535 N. Pennsylvania	Halfway House	Episcopal Comm. Services, Inc.
F-27	3525 N. Pennsylvania	Wheeler Apartments (7)	Property Investment Group
F-28	3515 N. Pennsylvania	Penn Terrace Apartments (24)	Fall Creek Village I
F-29	3513 N. Pennsylvania	Residences (2)	Mary Ann Hudson
F-30	3507 N. Pennsylvania	Residences (6)	Mary Ann Hudson
F-31	3445 N. Pennsylvania	Residence (Vacant)	Children's Bureau of Indpls, Inc.
F-32	3419-35 N. Pennsylvania	Charmwood Terrace Apts. (32)	Robert L. Borcharding
F-33	3401 N. Pennsylvania	3rd Church of Christ Science Parking Lot	3rd Church of Christ Scientist

## APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
G-1	3360 N. Illinois/115 W. 34th	Forty Minute Cleaners Vacant Commercial Space	Emma Lee Rice
G-2	3354-56 N. Illinois	Residences (2)/Raby's Greenery	Robert R. & Mattie G. Raby
G-3	3350-52 N. Illinois	Residences (2)	Asa (1/3) & Wallace (2/3) Gould
G-5	3346 N. Illinois	Residence	Robert R. & Mattie G. Raby
G-5A	3342-44 N. Illinois	Residence/Office	Dee Anne Smith
G-6	3338 N. Illinois	Cosmo Knights Club, Inc.	Cosmo Knights Club, Inc.
G-7	3334 N. Illinois	Arthur Carter, acct.	Cosmo Knights
G-7A	3328 N. Illinois	Parking Lot	Cosmo Knights
G-7B	3326 N. Illinois	Residence	Earline Harris
G-7C	3324 N. Illinois	Residence	Claude D. & Christine Birch
G-8	3320 N. Illinois	Residence	Laura E. Hill
G-10	3314 N. Illinois	Vacant Lot	Marion County
G-11	3310 N. Illinois	Vacant Lot	Joseph and Carolyn Barbieri
G-12	3302 N. Illinois	Vacant Lot	Winona Memorial Hospital Limited Partnership
G-13	112 W. 33rd	Residence	Rev. Leonard A. Sr. & Stella Mae Manuel
G-15	3254 N. Illinois/107 W. 33rd	Residence	Mae McKnight
G-16	3244 N. Illinois	Parking Lot	Winona Memorial Hospital Limited Partnership
G-17	3240 N. Illinois	Corleen's House of Beauty/ Residence	Corleen Young and Cecil Johnson
G-18	3202 N. Illinois	Parking Lot	Winona Memorial Hospital Limited Partnership
G-19	45 W. 33rd	Central Healthcare Center	Winona Memorial Hospital Limited Partnership
G-19A	25 W. 33rd	Winona Parking Garage	Winona Memorial Hospital Limited Partnership
G-19B	28 W. 33rd	Winona Parking Lot	Winona Memorial Hospital Limited Partnership
G-20	36-38 W. 33rd	Residences (2)	Ella L. Shelton
G-21	44 W. 33rd	Divers Supply Company	Divers Supply Company
G-22	48 W. 33rd	Divers Supply Company	Hilton & Eva McBroom
G-23	3301 N. Illinois	Divers Supply Company	Hilton & Mary McBroom
G-37	3315 N. Illinois	Divers Supply Company	Marback Realty
G-37A	34 W. 33rd	Parking Lot	Marback Realty
G-42	3327 N. Illinois	Vacant Commercial Building	Stanley Larman
G-43	3333-57 N. Illinois	Parking Lot	Stanley Larman
G-44	3373 N. Illinois	Cafe Royale	William S. Canfield
G-47	65 W. 34th	New Place to Play	William S. Canfield
G-48A	63 W. 34th	Jim Taylor Barber Shop	William S. Canfield
G-48B	61 W. 34th	Brown Collegiate	William S. Canfield
G-48C	57-59 W. 34th	Laundromat	William S. Canfield
G-48D	55 W. 34th	Vacant Commercial	William S. Canfield
G-48E	53 W. 34th	Neighborhood Variety Store	William S. Canfield
G-50	3360 N. Meridian	Laco Towne Club Apartments (67)	Laco Towne Club Apartments
G-51	3340 N. Meridian	Stuyvesant Apartments (37)	John McEvoy
G-52	3330 N. Meridian	Penn Arts Apartments (36)	John McEvoy
G-53	3310 N. Meridian	Marblehead Apartments (37)	Family Partnership
G-57	3302 N. Meridian	Vacant Lot	Winona Memorial Hospital Limited Partnership

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**APPENDIX C**

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
G-58	3266 N. Meridian	Winona Professional Building Peoples Bank and Trust Meridian Apothecary Offices	Doctors Offices, Inc.  Winona Memorial Hospital Limited Partnership
G-59	3242 N. Meridian		
G-60	3232 N. Meridian	Winona Memorial Hospital	Winona Memorial Hospital Limited Partnership
G-61	3202 N. Meridian	Winona Hospital East Building	Winona Memorial Hospital Limited Partnership

## APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
H-3	3357 N. Meridian	Vacant Lot	Summerlin Realty Co.
H-4	3351 N. Meridian	Family Dentistry/ Dr. D. Summerlin	Summerlin Realty Co.
H-5	3333 N. Meridian	Associates Life	Associates Life Insurance Co.
H-15	3243 N. Meridian	Trinity Episcopal Church/ Saint Richard's School	Church, Rector, Wardens, and Vestrymens of Trinity Episcopal
H-18	3231 N. Meridian	Atkinson Building	Meridian Associates
H-19	3225 N. Meridian	Dr. Brumbaugh, Meridian Optical	Meridian Associates
H-20	3209-19 N. Meridian	Planned Parenthood	Planned Parenthood
H-23	3201 N. Meridian	Office	Planned Parenthood
H-24	32 E. 32nd	Residence	Joseph A. & Donna F. Huck
H-25	42 E. 32nd	Residence	Manfred H. Hiatt
H-30	3202 N. Pennsylvania	Penwick Apartments (4)	Charles, Barclay & Bruce Ashbrook
H-32	3216 N. Pennsylvania	Residence	International Investigators, Inc.
H-33	3218 N. Pennsylvania	Vacant Lot	Trinity Episcopal
H-34	3224 N. Pennsylvania	Residence	Trinity Episcopal
H-36	3236 N. Pennsylvania	Soccer Field & Playground	Trinity Episcopal
H-37	3256 N. Pennsylvania	Residence	Trinity Episcopal
H-38	3264 N. Pennsylvania	Residence	Ruth Anderson
H-39	39 E. 33rd	Residence	Hattie Chandlere
H-42	30 E. 33rd	William A. Bell, PS 60	Indianapolis Board of School Commissioners
H-46	3330 N. Pennsylvania	Mapleton-Fall Creek School	Indianapolis Board of School Commissioners
H-46A	23 E. 34th	School Parking Lot	Indianapolis Board of School Commissioners
H-47	127 E. 34th	Orange Grove Missionary Baptist Church	Orange Grove Baptist Church
H-48	121 E. 34th	Residence (Vacant)	Robert L. Battista
H-49	119 E. 34th	Substation	Indianapolis Power and Light Company
H-50A	111 E. 34th	NAACP, Greater Indpls. Branch	Roscoe C. & Russelle Henderson
H-50B	109 E. 34th	Special Graphics Printing	Roscoe C. & Russelle Henderson
H-50C	107 E. 34th	Floyd's Hair Barber Shop	Roscoe C. & Russelle Henderson
H-50D	101 E. 34th	Common Sense, Inc.	Roscoe C. & Russelle Henderson
H-50E	3363 N. Pennsylvania	Fashions In Hair	Roscoe C. & Russelle Henderson
H-50F	3361 N. Pennsylvania	Dr. C. Meriweather, Dentist	Roscoe C. & Russelle Henderson
H-53	3351 N. Pennsylvania	Vacant	Indianapolis Power and Light Co.
H-54	3345 N. Pennsylvania	Residence	William P. & Edna M. McGuire
H-57	3337 N. Pennsylvania	Vacant Lot	Marion County
H-57A	3335 N. Pennsylvania	Vacant Lot	Edward C. & Cecelia Dooley
H-58	3327 N. Pennsylvania	Residence	Edward C. & Cecelia Dooley
H-59	3309 N. Pennsylvania	Apartments (4)	Associates Life Insurance
H-61	3307 N. Pennsylvania	Residence (Christian Bible Center Opening Soon)	Edward Earl Ramsey and Mary Frances
H-62	3303 N. Pennsylvania 110-112 E. 33rd	Residences (3)	Sandra M. Young
H-63	114 E. 33rd	Residence	Mary Smith
H-64	116-118 E. 33rd	Residences (2)	Phillip W. Roth
H-65	120 E. 33rd	Residence (Vacant)	James King
H-66	126-128 E. 33rd	Residences (2)	Bobby L. & Janet D. King
H-67	127 E. 33rd	Residence	Mildred G. Sadler

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**APPENDIX C**

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
H-68	123 E. 33rd	Residence	Al W. Pittman
H-69	119 E. 33rd	Residence	Dean Parker
H-70	115 E. 33rd	Residence	Cris Ann Dotson et al
H-71	3269 N. Pennsylvania	Residence	Steven & Rebecca Shawver
H-72	3261 N. Pennsylvania	Residence	David J. & Connie M. Evans
H-73	3257 N. Pennsylvania	Residence	William Charles & Diane Clare Spurlock
H-74	3251-53 N. Pennsylvania	Residences (2)	Frank Johnson, Jr.
H-75	3245 N. Pennsylvania	Residence	Frank Johnson, Jr.
H-76	3233 N. Pennsylvania	Residence	Gerald & Mary K. Roth
H-77	3227 N. Pennsylvania	Residence	Howard F. Ballard
H-78	3221 N. Pennsylvania	Residence	Admin. of Veteran's Affairs
H-79	3215 N. Pennsylvania	Residence	Finance America Corp.
H-80	3203 N. Pennsylvania	Residence	Bertie M. Layne
H-81	122 E. 32nd	Residence	Michael & Brigitte Bryon
H-82	124 E. 32nd	Residence	Stephen L. Kilpatrick



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**APPENDIX C**

<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
I-1 3190 N. Illinois	Winona Hospital (Annex)/ Parking Lot	Winona Memorial Hospital Limited Partnership
I-2 3140 N. Illinois	J. Leon Simms, Physician	J. Leon and Edna Mae Simms
I-3 3134-36 N. Illinois	Residences (2)	Harold E. and Margaret D. Todd
I-4 3130-32 N. Illinois	Residences (2)	Carolyn D. & Lincoln R. Lynem, Sr.
I-5 3124-28 N. Illinois	Residences (2)	David & Francena R. Walters
I-6 3120 N. Illinois	Residences (2)	Robert Floyd & Cora B. Edwards
I-7 3116 N. Illinois	Shop & Save Used Furniture/ Residence	George Gibbs
I-8 3110 N. Illinois	Sam's Barber Shop/Residence	Samuel & Josephine E. Steen
I-9 3106 N. Illinois	Vacant Lot	Samuel and Josephine Steen
I-10 3060 N. Illinois	Residence	Indiana National Bank Trustees
I-11 3054 N. Illinois	Instruments/Residence	Robert and Irene C. Fischer
I-12 3042 N. Illinois	Vacant	Indiana National Bank Trustees
I-13 3028 N. Illinois	Parking & Vacant	Children's Museum of Indpls.
I-14 3024 N. Illinois	Residence	Ernie J. & Susan D. Hardin
I-15 3002 N. Illinois	Hendrix Shell Service	Shell Oil Company
I-16 3001 N. Illinois	Part of Grounds of Children's Museum	American Fletcher National Bank
I-16A 3015 N. Illinois	Children's Museum Haunted House	Children's Museum of Indpls.
I-17 3051 N. Illinois	Children's Museum Parking Lot	Children's Museum of Indpls.
I-18 3055 N. Illinois	Children's Museum Parking Lot	Jr. League of Indianapolis
I-18A 3101 N. Illinois	Children's Museum Parking Lot	Children's Museum of Indpls.
I-19 3141 N. Illinois	Parking Lot	James F. & Susan M. Maguire
I-19A 3145 N. Illinois	Maple Crest Apartments (25)	James F. & Susan M. Maguire
I-20 3151 N. Illinois	Vacant Office Building	Winona Memorial Hospital Limited Partnership
I-20A 51 W. 33rd	Parking Lot	Winona Memorial Hospital Limited Partnership
I-21 3190 N. Meridian	Winona Hospital Annex	Winona Memorial Hospital Limited Partnership
I-22 3140 N. Meridian	Whitestone Apartments (37)	James Zender
I-23 3130 N. Meridian	Vacant Office Bldg.	Methodist Hospital of Indiana
I-24 3120 N. Meridian	Vacant Office Bldg.	Paul and Linda Grewe
I-25 3100 N. Meridian	Baldwin & Lyons	Sagamore Insurance Co., Inc.
I-26 3060 N. Meridian	Drake Apartments (26)	Robert & Jean Shumaker
I-27 3050 N. Meridian	Schnull - Rauch House	Junior League of Indpls.
I-28 3000 N. Meridian	Children's Museum	Children's Museum of Indianapolis

# APPENDIX C

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
J-1	3171 N. Meridian	Medical Building: - 14 doctors - Bell Pharmacy	Meridian Medical
J-2	3145 N. Meridian	Kaufman Finance Corp.	Barton L. & Judith D. Kaufman
J-3	3135 N. Meridian	Wells & Company	W and M Realty
J-4	3103 N. Meridian	Buckingham Apartments (36)	Buckingham Balmoral Historical Partners
J-5	3055 N. Meridian	Balmoral Court Apartments (50)	Buckingham Balmoral Historical Partners
J-6	3025 N. Meridian	The Admiral (49)	Admiral Realty Corp.
J-7	3015 N. Meridian	Commodore Apartments (43)	Fall Creek Village I, C/O Susan Maguire
J-8	3001 N. Meridian	Amoco Station	Amoco Oil
J-9	3006 N. Pennsylvania	Indiana Bell Telephone	Indiana Bell Telephone
J-9A	3001 N. Pennsylvania	IBT Parking Lot	Indiana Bell Telephone
J-10	3024 N. Pennsylvania	Apartments (8)	Joseph Isem
J-11	3028-30 N. Pennsylvania	Residences (2)	Boyce C. Jeter
J-12	3034 N. Pennsylvania	Residences (4)	Jack & Elizabeth J. Perkins
J-13	3040-42 N. Pennsylvania	Residences (2)	Jack & Elizabeth J. Perkins
J-14	3048 N. Pennsylvania	Residence	Gregory Voshell
J-15	3054 N. Pennsylvania	Residence	Kenneth & Sarah Ball
J-16	3058 N. Pennsylvania	Residence	Alean May
J-17	3074 N. Pennsylvania	Residence	Kevin Holloway & Jeanetta D. Sabir
J-18	3078 N. Pennsylvania	Residence	Gary L. Hamilton
J-19	3104 N. Pennsylvania	Residence	Thurman E. Ward, Jr.
J-20	3110 N. Pennsylvania	Residence	Michael D. & M. O'Brien Jacqueline Nytes
J-21	3116 N. Pennsylvania	Residence	Wilhemis & Auguste Grundmanis
J-22	3122 N. Pennsylvania	Residence	Diane C. Thomas
J-23	3128 N. Pennsylvania	Residence	Kenneth E. Keene, Jr.
J-24	3148 N. Pennsylvania	McGuire Studio, Inc./Residence	Joseph W. & Georgia McGuire
J-25	55 E. 32nd	Residence	Phillip Solomon
J-26	45 E. 32nd	Residence	Carol A. Ensminger
J-27	37-39 E. 32nd	Residences (2)	Ethel Tillman
J-28	33 E. 32nd	Residence	Betty R. Harper
J-29	3177 N. Pennsylvania	Residence	Joseph W. Haaf
J-30	3171 N. Pennsylvania	Residence	LeRoy & Evelyn Gibson
J-31	3159 N. Pennsylvania	Residence	Isaiah H. Hill, Jr. & Nettie Juanita
J-33	3139 N. Pennsylvania	Residence	Eugene Newsome
J-34	3133 N. Pennsylvania	Residence	Joseph A. & Lillian C. Jones
J-35	3127 N. Pennsylvania	Residence	Lamar Richcreek, et al
J-36	3121 N. Pennsylvania	Residence	Thomas A. & Annalee Bowen
J-37	3115 N. Pennsylvania	Residence	David W. Maksymczak, et al
J-38	3105 N. Pennsylvania	Residence	Kathryn E. Leech
J-39	3103 N. Pennsylvania	Marion Girls Clubs	Baldwyn & Lyons, Inc.
J-40	3067-69 N. Pennsylvania	Residences (2)	Michael D. & Jacqueline Nytes O'Brien
J-41	3051 N. Pennsylvania	Goodwill Residences (10)	Goodwill Industries Foundation of Central Indiana
J-42	3045 N. Pennsylvania	Residences (3)	Jack C. & Elizabeth Perkins
J-43	3043 N. Pennsylvania	Residences (3)	Rowena H. Tucker

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**APPENDIX C**

	<u>Address</u>	<u>Building Occupants</u>	<u>Owner</u>
J-44	3033-35 Talbott	Residences (2)	Robert E. & Marie Quinley
J-45	3027 Talbott	Residence	Milton S. & Jeanette Hauck Booth
J-46	3021 Talbott	Residence	Cecil C. & Elnora Ball
J-47	3015 N. Pennsylvania	The Esplanade Apartments (23)	The Esplanade Apt. Co.
J-48	3015 Talbott	Vacant Lot	Cecil C. & Elnora Ball
J-49	130 E. 30th	Tony's Variety Store	Cecil C. & Elnora Ball
	132 E. 30th	Vacant Store	
	134 E. 30th	Vacant Store	
	136 E. 30th	Vacant Store	
	138 E. 30th	Vacant Store	
	140 E. 30th	Vacant Store	

# APPENDIX D

## PERMITTED USES/COMMERCIAL ZONING DISTRICTS

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Accessory, Convenience Retail Sales and Services in Offices and Apartments		X*							
Accounting, Auditing, and Bookkeeping Services	X	X	X	X	X	X		X	
Advertising Services	X	X	X	X	X	X		X	
Adult Bookstore					X(SE)*	X(SE)*		X(SE)*	
Adult Theatre (amusement, recreation, entertainment)					X(SE)*	X(SE)*		X(SE)*	
Air Conditioner Sales and Service (window type)					X	X		X	
Air Conditioner Sales and Service (central type)									X
Alcohol - Package Liquor Store			X*		X*	X*		X*	
Alignment, Wheel						X		X	
Ambulance Service						X		X	
Amusement Arcade					X(SE)*	X(SE)*		X(SE)*	
Animal Hospital					X	X		X	
Antique Store			X	X	X	X		X	
Apartment Hotels						X	X	X	
Apartments (attached or detached multi-fam. dwell)		X							
Apparel Shop			X	X	X	X		X	
Appliance Sales and Service - Major					X	X		X	
Appliance Sales and Service - Small			X	X	X	X		X	X
Archery						X		X	
Architectural Offices	X	X	X	X	X	X		X	
Art School					X	X		X	
Arts and Crafts Studio			X	X	X	X		X	
Athletic Club					X	X		X	
Auctions (and auctioneer)						X		X	
Auditoriums	X	X	X	X	X	X		X	
Auto and Tire Center					X*	X*		X*	
Auto Paint Shop						X*		X*	
Auto Parts Sales					X*	X		X	
Auto Rental						X		X	
Auto Repair Garage (including transmission, painting, and radiator)						X*		X*	
Auto Rustproofing					X*	X*		X*	
Auto Sales, New or Used, Service and Repairs					X*	X*		X*	
Auto Storage of New or Used Vehicles									X
Auto Trailer Rental								X	
Auto Wash (automatic)					X*	X*		X*	
Awning Contractors									X
Bait and Tackle Shop			X	X	X		X		
Bakery (retail)			X	X	X		X		

## APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Ballrooms (public)					X		X		
Banks	X	X	X	X	X	X		X	
Barber School					X	X		X	
Beauty Shop			X	X	X	X		X	
Bicycle Sales, Service and/or Repair (conducted within enclosed buildings)						X*		X*	
Bicycle Store			X	X	X	X		X	
Billiard Parlor					X	X		X	
Blue Printing					X	X		X	
Boat Sales and Service and Storage								X	
Body Shop - Auto						X*		X*	
Bottled Gas Storage and Distribution									X
Bowling Alley					X	X		X	
Brokerage Firms	X	X	X	X	X	X		X	
Building Contractors									X
Building Materials - Retail (outside storage)									X
Building Materials Retail (no outside storage)					X	X		X	
Bus Garage and Maintenance								X	
Bus Sales, New or Used, Service and Repair								X	
Business Office	X	X	X	X	X	X		X	
Candle Shop			X	X	X	X		X	
Car Wash (completely indoors, self-service automatic or semi-automatic)					X*	X*		X*	
Card Shop			X	X	X	X		X	
Carpet Sales			X		X	X		X	
Catering Service						X		X	
Cemetery Monuments and Tombstones								X	
Ceramic Shop			X	X	X	X		X	
Charitable Institution									
Donation Pick-up Station			X	X	X	X		X	
Christmas Tree Sales (temporary seasonal use)					X*	X*		X*	
Civic Club	X	X	X	X	X	X		X	
Clerical School	X	X	X	X	X	X		X	
Club Rooms					X	X		X	
Commercial Amusement (or entertainment or recreation) - Indoor					X	X		X	
Commercial Parking Lots and Structures					X	X		X	
Commissary and Similar Retail Food Preparation						X		X	
Community Center	X	X	X	X	X	X		X	
Community Shopping Center (90,000-275,000 sq ft gfa)					X	X		X	
Condominium		X							

# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Construction Company									X
Consumer Services Office	X	X	X	X	X	X		X	
Contractors (i.e., painting, decorating, roofing, awnings, etc.)									X
Convalescent (homes)	X	X							
Correspondence School	X	X	X	X	X	X		X	
Crating and Pack. Service									X
Credit Service	X	X	X	X	X	X		X	
Custard Stand					X*	X*		X*	
Custom Glass Fabrication and Installation								X	
Dairy Products - Retail			X	X	X	X		X	
Dance Hall					X	X		X	
Dance School or Studio (instruct. purposes only)					X	X		X	
Data Process. or Analysis	X	X	X	X	X	X		X	
Day Nursery	X	X							
Decoration Contractor									X
Delicatessen			X	X	X	X		X	
Dental Clinic and Lab.	X	X	X	X	X	X		X	
Dental Office	X	X	X	X	X	X		X	
Department Store					X	X		X	
Disco					X	X		X	
Discount Store					X	X		X	
Disinfection and Extermination Service Contractor									X
Distributor									X
Doctor's Office	X	X	X	X	X	X		X	
Dog Grooming			X	X	X	X		X	
Dog Training or Schooling (no boarding)			X	X	X	X		X	
Dressmaking Shop			X	X	X	X		X	
Drive-In Restaurant					X*	X*	X*	X*	
Drive-In Theatre						X		X	
Driving Range - Golf						X		X	
Drug Addiction Counseling Office	X	X	X	X	X	X		X	
Drug Medical Stations (Clinic)	X	X	X	X	X	X		X	
Drug Store			X	X	X	X		X	
Dry Cleaning (self-serv.)			X	X	X	X		X	
Dry Cleaning Pick-up Station			X	X	X	X		X	
Dry Cleaning Plant									X
Dry Goods Store			X	X	X	X		X	
Educational Institution	X	X	X	X	X	X		X	
Electrical Contractor									X
Electrical Supplies (retail sales)			X	X	X	X		X	
Engineering Office, Professional	X	X	X	X	X	X		X	
Equipment Rental, both Heavy and Light								X	

## APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Extermination and Disinfection Service Contractor									X
Fabric Store			X	X	X	X		X	
Farm Equipment Sales and Service								X	
Firing Range (indoors)					X	X		X	
Flea Market (indoor)					X	X		X	
Flea Market (outdoor)						X		X	
Floor Covering Store			X		X	X		X	
Flower Sales (temporary seasonal use)					X*	X		X	
Food Locker Plant						X		X	
Food Store			X	X	X	X		X	
Fruit Stand						X		X	
Fuel and Ice Dealers									X
Funeral Homes	X	X	X	X	X	X		X	
Furniture Repair and Stripping									X
Furniture Repair (as part of an antique business)			X						
Furniture Store					X	X		X	
Furniture Store - Used			X	X	X	X		X	
Galleries	X	X	X	X	X	X		X	
Garages - Off-St. Parking					X	X		X	
Garden and Lawn Materials Supplies, Equipment, Outdoor Display						X		X	
Gasoline Service Station			X*		X*	X*	X*	X*	
Gift Shop			X	X	X	X		X	
Glass (auto) Repair Shop					X*	X*		X*	
Glass (custom) Fabrication and Installation								X	
Golf (indoor miniature)					X	X		X	
Golf (miniature)						X		X	
Golf Course						X		X	
Governmental Office Complex	X	X	X	X	X	X		X	
Grocery			X	X	X	X		X	
Gun Sales			X	X	X	X		X	
Gymnasium					X	X		X	
Hardware Store			X	X	X	X			
Hardware Supplies Contractual									X
Health Club, Spa, Studio					X	X		X	
Heating Systems Sales and Service Contractor									X
Heavy and Light Equipment Rental								X	
Hobby Shop			X	X	X	X		X	
Home for the Aged	X	X							
Home for Juveniles	X	X	X	X	X	X		X	
Home Remodeling Company									X
Home Remodeling Supplies and Materials								X	

# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Hospital, Sick Room Equipment, Sales and Rental			X		X	X		X	
Hotel						X	X	X	
Household Appliance Sales and Service - Major					X	X		X	
Household Appliance Sales and Service - Small			X	X	X	X		X	
Ice and Fuel Dealers									X
Ice Skating Rink (indoor)					X	X		X	
Industrial Laundry									X
Insurance Agent or Service	X	X	X	X	X	X		X	
Interior Decorator (including display and sales)			X	X	X	X		X	
Interior Decorator (no display or sales)	X	X	X	X	X	X		X	
Jewelry			X	X	X	X		X	
Job Printing					X	X		X	
Karate School					X	X		X	
Kindergarten	X	X							
Language School					X	X		X	
Laundromat (self-service)			X	X	X	X		X	
Laundry Pick-up Station			X	X	X	X		X	
Law Office	X	X	X	X	X	X		X	
Lawn Mower and Equipment Service and Repair (within enclosed building)						X		X	
Library	X	X	X	X	X	X		X	
Light Equipment Rental								X	
Linen Supply									X
Liquor Store (package)			X*		X*	X*		X*	
Loan Office	X	X	X	X	X	X		X	
Locksmith			X		X	X		X	
Lodges					X	X		X	
Lumberyard								X	
Lunch Counter			X	X	X	X		X	
Mail Order Store			X	X	X	X		X	
Major Appliance Sales and Repair					X	X		X	
Manufacturing - Prefabricated Wood Buildings and Structural Members								X	
Marine - Sales and Service								X	
Mass Transit Terminal					X	X		X	
Massage Parlor, Service or Facility (excepting professional, medical)					X*(SE)	X*(SE)		X*(SE)	
Meat and Meat Products Wholesale									X
Medical Clinic and Laboratory	X	X	X	X	X	X		X	
Medical Supply Firm			X		X	X		X	
Millwork									X
Mobile Home - Sales and Service								X	



# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Model Display Home, Garage, Outbuilding, or Similar Structures								X	
Mortuary	X	X	X	X	X	X		X	
Motel						X	X	X	
Motorcycle Sales, Serv. or Repair (in enclosed bldg.)						X*		X*	
Moving Company									X
Muffler (only) Repair Shop (totally enclosed)					X*	X*		X*	X
Multi-Family Attached or Detached Dwelling		X							
Museum	X	X	X	X	X	X		X	
Music School					X	X		X	
Music Store (Including records, instruments)			X	X	X	X		X	
Neighborhood Shop. Center			X		X	X		X	
Newspaper Publishing and Printing					X	X		X	
Newspaper Substation, Distribution			X		X	X		X	
Night Club					X	X		X	
Nursery Plant (seasonal) Sales					X*	X		X	
Nursery School	X	X							
Nursing Homes	X	X							
Obedience School (no boarding)			X	X	X	X		X	
Office Supplies			X	X	X	X		X	
Office Use or Complex	X	X	X	X	X	X		X	
Off-Street Parking Lots					X	X		X	
Oil Storage, Distribution									X
Optical Goods (sales and service)			X	X	X	X		X	
Optometrist	X	X	X	X	X	X		X	
Outdoor Food or Beverage Sales					X*	X*	X	X*	
Outdoor Storage								X*	X*
Pack. and Crating Service									X
Paint and Wallpaper Store			X	X	X	X		X	
Paint (auto) Shop						X*		X*	
Painting Contractor									X
Parking Lots and Structures (commercial)					X	X		X	
Pers. Serv. Establishment			X	X	X	X		X	
Pest Control Contractor									X
Pet Shop			X	X	X	X		X	
Pharmacy			X	X	X	X		X	
Photocopying					X	X		X	
Photographic Studio			X	X	X	X		X	
Photographic Supplies			X	X	X	X		X	
Photography School					X	X		X	
Physicians Office	X	X	X	X	X	X		X	

# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Plant Sales (temporary seasonal use)					X*	X		X	
Plumbing Contractor									X
Plumbing, Sales and Service					X	X		X	
Post Office			X*		X*	X		X	
Printing Establishment					X	X		X	
Private Club					X	X		X	
Produce Stand					X*	X		X	
Produce Terminal									X
Professional Business Sch.	X	X	X	X	X	X		X	
Propane Gas Storage and Distribution									X
Radiator (Auto) Repair Shop						X*		X*	
Radio Sales & Service			X	X	X	X		X	
Radio Studio and (only) Office	X	X	X	X	X	X		X	
Real Estate Agent or Off.	X	X	X	X	X	X		X	
Recording Studio (no broadcasting)					X	X		X	
Recreational Vehicle Sales and Rental								X	
Regional Shopping Center (over 275,000 sq. ft.)					X	X		X	
Restaurants: Inside Table Service Only			X	X	X	X	X	X	
Restaurants: Self-Service Carry-Out			X*		X*	X*	X	X*	
Restaurants: Outside Tables					X*	X*	X	X*	
Restaurants: Service in Car					X*	X*	X	X*	
Restaurants: Self Service in Car Only (no inside seating)					X*	X*	X	X*	
Retail Convenience Goods or Service Establishments			X	X	X	X		X	
Retail Lumber Yard								X	
Reupholstery and Furniture Repair									X
Rifle Range - Indoors					X	X		X	
Roller Rink					X	X		X	
Roofing Contractor									X
Rooming and Boarding House		X				X	X	X	
Root Beer Stand					X*	X*	X*	X*	
Rug Cleaning and Repair Service						X		X	X
Rustproofing - Truck								X	
Savings and Loan Office	X	X	X	X	X	X		X	
School - Photography, Dance, Music, Art, Language, Beauty, and Other Trades					X	X		X	

# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Seamstress			X	X	X	X		X	
Secondhand Merchandise			X	X	X	X		X	
Securities and Commodities Broker, Dealer, Exchange, and Service	X	X	X	X	X	X		X	
Septic System Contractor									X
Sheet Metal Contractors									X
Shoe Repair			X	X	X	X		X	
Shoe Store			X	X	X	X		X	
Shopping Center					X	X		X	
Shopping or Durable Goods Establishment			X*		X	X		X	
Shopping and Goods Establishment			X*	X*	X	X		X	
Sign Contractor									X
Sporting Goods Store			X	X	X	X		X	
Stationer			X	X	X	X		X	
Storage and Transfer Establishment									X
Storage of Heavy Equip- ment - Indoor									X
Storage of Heavy Equip- ment - Outdoor									X
Storage of Trucks - Indoor									X
Storage of Trucks - Outdoor									X
Storm Door Contractor									X
Surgical Supply Firm			X		X	X		X	
Swimming Pool Sales and Outdoor Display								X	
Tailor			X	X	X	X		X	
Tavern			X*		X*	X*		X*	
Television Service			X	X	X	X		X	
Television Studio and Office (only)	X	X	X	X	X	X		X	
Tennis Facility - Indoor					X	X		X	
Testing Laboratory									X
Theatre - Indoor					X	X		X	
Theatre - Outdoor						X		X	
Tire and Auto Service Center					X*	X*		X*	
Tire Recapping									X
Tombstone - Including Engraving								X	
Tool Rental						X		X	
Tractor (over the road) Sales & Service								X	
Trade School					X	X			
Trading Stamp Service			X	X	X	X		X	
Trailer and Farm Equipment Sales and Service								X	
Trailer Rent. ("you-haul")								X	
Trampoline Center						X		X	
Transfer Establishment									X

# APPENDIX D

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Transmission Repair Shop						X*		X*	
Travel Trailer Sales and Rental								X	
Truck Cleaning, Service, Repair, and Rental								X	
Truck (over 1/2 ton) Sales and Service								X	
Truck (1/2 ton or less) Sales and Repair, New/Used					X*	X		X	
Truck Storage - Indoor								X	X
Truck Storage - Outdoor								X	X
Typesetting					X	X		X	
Uniform Clothing Store			X	X	X	X		X	
Upholsterer, Furniture Repair									X
Upholstering Shop									X
Union Hall, (office and assembly room)	X	X	X	X	X	X		X	
Variety Store			X	X	X	X		X	
Veterinarian					X	X		X	
Veterans' Club					X	X		X	
Wallpaper and Paint Store			X	X	X	X		X	
Warehouse and Distribution Operation (enclosed in a building)									X
Wearing Apparel and Accessory Store			X	X	X	X		X	
Wheel Alignment (auto)					X*	X*		X*	
Wholesaler									X
Window Contractor									X
Wrecker Service - Incidental Towing Only			X		X	X		X	X

\*: Denotes that the particular use is permitted in the district only under certain conditions. Reference should be made to the appropriate ordinance for details of those conditions.

SE: Indicates that the particular use is permitted in the district only by grant of Special Exception by the Board of Zoning Appeals.

**Administration and Policy Direction:**

William H. Hudnut, III, Mayor

M. D. Higbee, Director,  
Department of Metropolitan Development

Stuart Reller, Administrator,  
Division of Planning

**City-County Councillors (and Districts):**

Glenn L. Howard (9)

Harold Hawkins (16)

**Metropolitan Development Commission (1986):**

Robert Samuelson, President

Lehman D. Adams, Jr., DDS, Vice President

George M. Bixler, Jr.

James J. Curtis

Lois Horth

Carol Kirk

Mary Ann Mills

Paul Gerry Roland

James Wade, Jr.

**Division of Planning:**

David Kingen, Deputy Administrator

Robert Wilch, Principal Planner

John M. Byrnes, Senior Planner

Scott Truex, Senior Planner

Gregory J. Ewing, Senior Planner

Tim Galloway, Planner

Tom Beck, Planner

Jon Charpie, Intern

Hope Spalter, Intern

Phil Pettit, Supt., Drafting & Reproduction

Ken Percy, Printing Supervisor

John Roberts, Draftsman

Darrell Walton, Draftsman

Burton Carter, Printer

George Jacobs, Printer

**Indianapolis Historic Preservation Commission:**

David Baker, Administrator

**Section Six Executive Committee:**

Jean Shumaker, Chairperson

Kathy Shawhan

William Connor

Thomas Creasser

David Evans

Erman Hall

Rev. James Lemler

Lynn Molzan

Becki Shawver

William Spurlock

Steve Sullivan

Phyllis West

**Other Active Participants:**

Stephen R. West

Jean Deeds

Gary Pellico

Edward Price

Robert Young

John Abel

June Blanchard

Louis Chenatte

Michael DuBois

Edith Edwards

Al Finnel

Justin Furman

Louis Gudino

Rev. Richard Hamilton

Michael Hillenbrad

Steve Kirchoff

Virginia McIntire

Norm Morford

Dr. Frank Nash

Joseph Perilli

Barbara Perry

Rev. Roger White

Matt Winters

